

B. Historic Photographs

Appendix B: Historic Photographs



Figure 1. The Pine Forest, Historical Aerial Forest dated 1927 (Raines)



Figure 2. Blondie's Reward, 1948 (Raines)



Figure 3. Slightly French, 1949 (Raines)



Figure 4. The Houston Story with Gene Barry, 1955 (Raines)



Figure 5. The World Is In My Corner with Murphy and Barbara Rush, 1955 (Raines)



Figure 6. World In My Corner with Audey Murphy, 1955



Figure 7. The Female Animal with Hedy Lamarr and George Nader, 1958 (Raines)



Figure 8. The Female Animal with Hedy Lamarr, Jane Powell and George Nader, 1958 (Raines)



Figure 9. The Female Animal with Jane Powell, Hedy Lamarr and George Nader, 1958 (Raines)



Figure 10. 603 Doheny, 1947 (Raines)



Figure 11. 603 Doheny, 1947 (Raines)



Figure 12. 603 Doheny, 1947 (Raines)



Figure 13. .603 Doheny, Garage, 1947 (Raines)

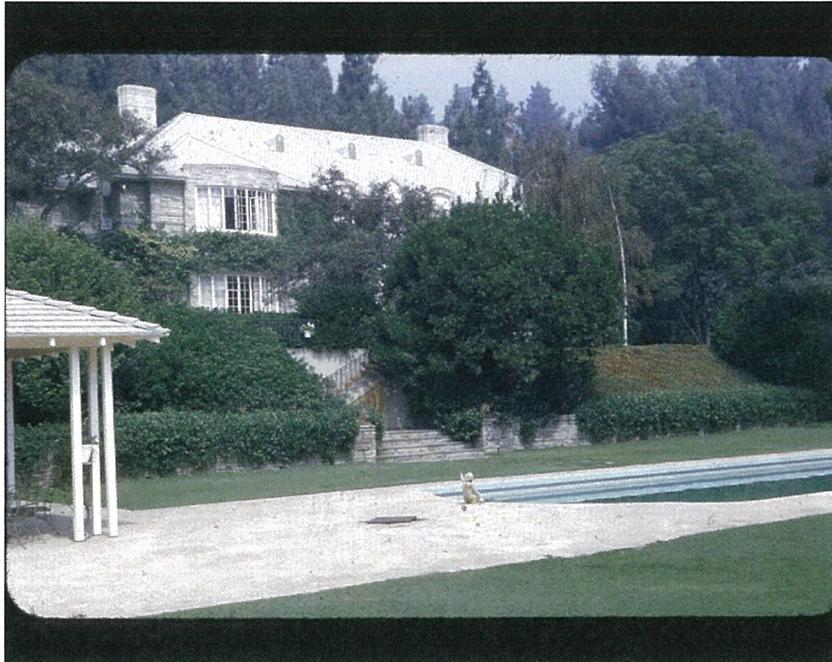


Figure 14. 603 Doheny, 1952 (Raines)



Figure 15. 603 Doheny, Pool Cabana, 1952 (Raines)

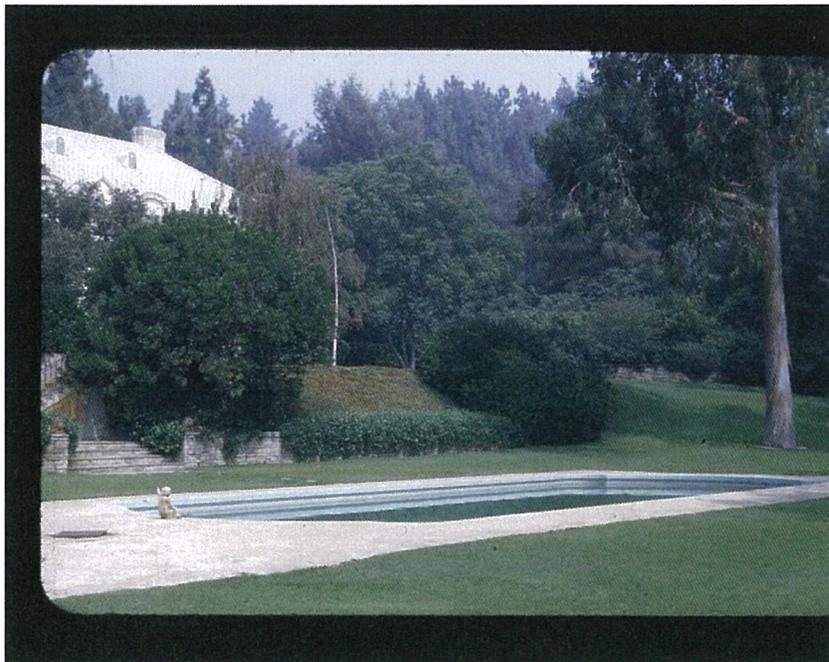


Figure 16. 603 Doheny, Pool, 1952 (Raines)



Figure 17. 603 Doheny, Tennis Pavilion, 1953 (Raines)

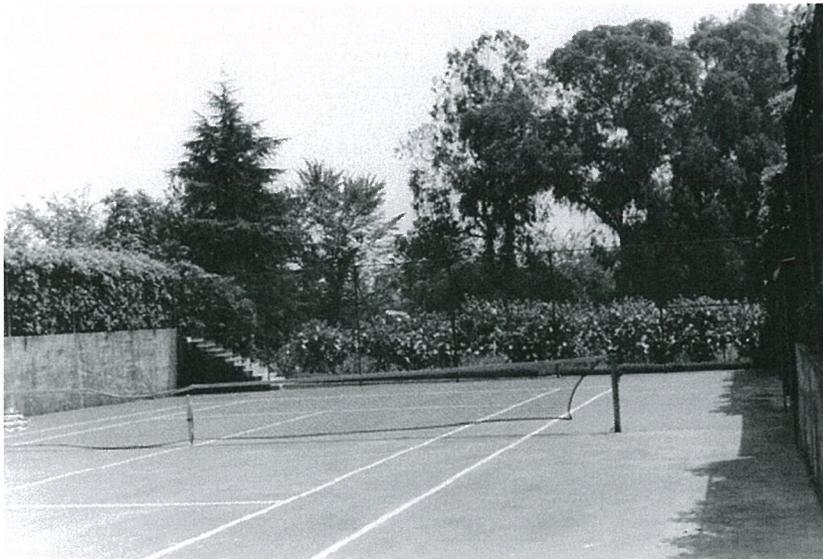


Figure 18. 603 Doheny, Tennis Pavilion, 1953 (Raines)

Figure 20. 603 Doheny, Pool House, 1960 (Raines)

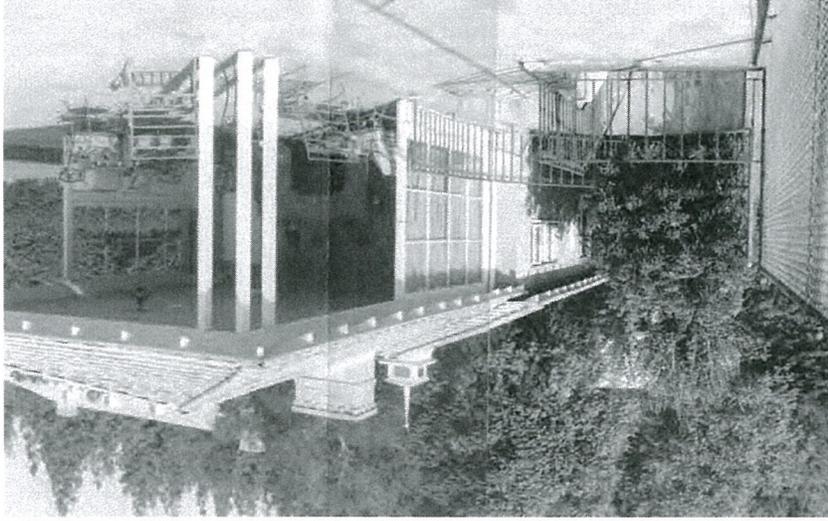


Figure 19. 603 Doheny, Tennis Court, 1960 (Raines)

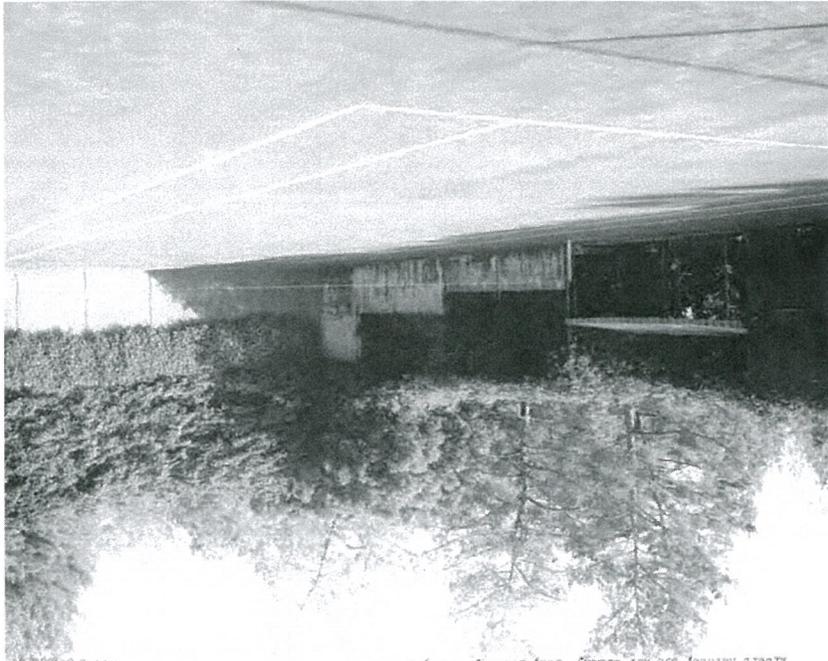




Figure 21. 603 Doheny, 1992 (Raines)



Figure 22. 603 Doheny, Looking West From Gate, 1992 (Raines)



Figure 23. 603 Doheny, 1992 (Raines)

C. Current Photographs

C. Current Photographs



Plate 1. Entrance Gate, View to West (V. Withers, Historic Preservation Partners, 2012)

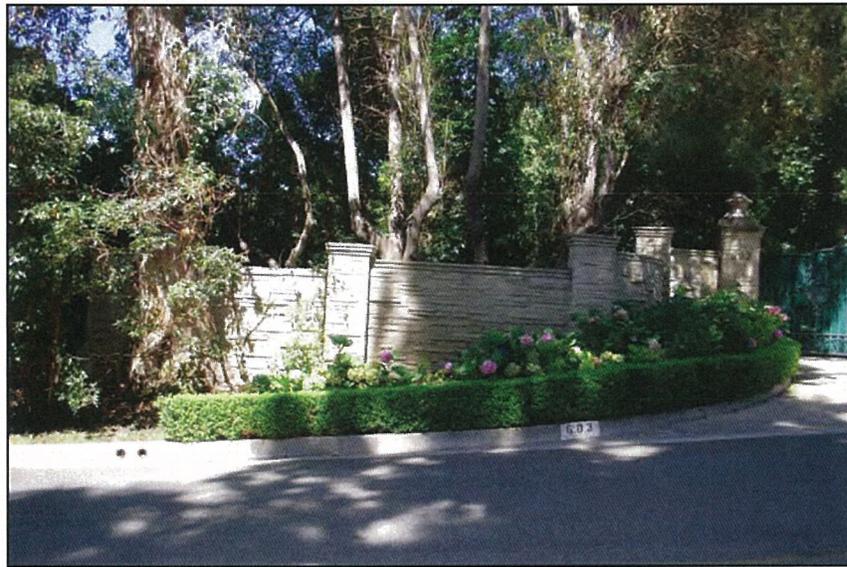


Plate 2. Wall Adjacent to Front Gate Showing Location of Eucalyptus Tree and Wall Section That has Been Damaged by Tree Growth, View to West (V. Withers, Historic Preservation Partners, 2012)



Plate 3. View of Entrance Gate From Red Oak Along North Side of Driveway, View to Southeast (M. J. Wuellner, PCR, 2012).

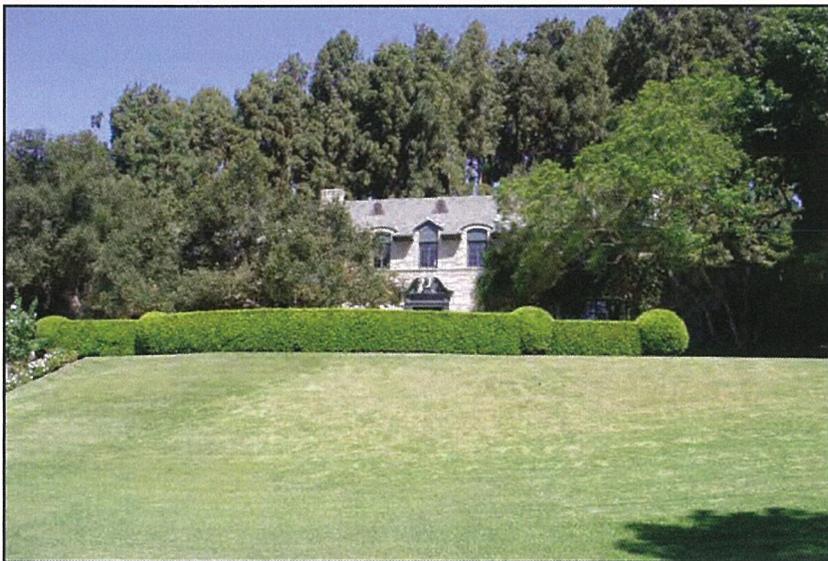


Plate 4. Front façade, Residence, View to North from Front Lawn (V. Withers, Historic Preservation Partners, 2012)



Plate 5. Front Façade of Residence, View to Northwest From Front Driveway (V. Withers, Historic Preservation Partners, 2012)



Plate 6. Entrance Detail Showing Georgian Frontispiece, Recessed Entrance Foyer and Original Sculpture Flanking Front Steps (M. J. Wuellner, PCR, 2012)



Plate 7. East Elevation of Residence from Rose Garden, View to West (M. J. Wuellner, PCR, 2012)



Plate 8. Rose Garden, View to East (M. J. Wuellenr, PCR, 2012)



Plate 9. Fountain at East End of Rose Garden, View to East (M. J. Wuellner, PCR, 2012)



Plate 10. Rose Garden Terraces with Figural Sculpture Along Top of Retaining Wall and Pine Grove in Background, View to North (M. J. Wuellner, PCR, 2012)



Plate 11. Detail of Figural Sculpture in Rose Garden (M. J. Wuellner, PCR, 2012)

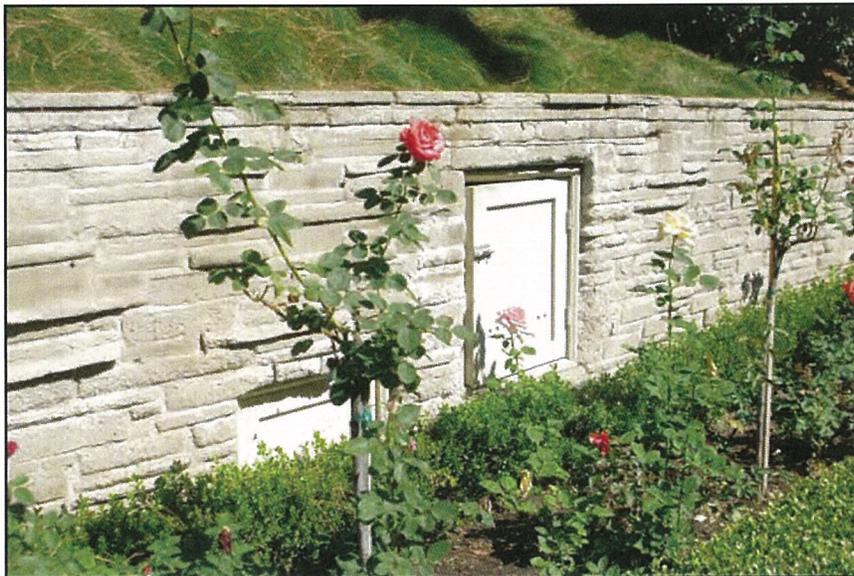


Plate 12. Location of Historic Cistern in North Wall, Rose Garden, View to Northeast (M. J. Wuellner, PCR, 2012)



Plate 13. Detail Showing Water Damage at Northeast Corner of Rose Garden (M. J. Wuellner, PCR, 2012)



Plate 14. Grotto with Arched Niche and Bronze Figural Fountain Located Behind Residence (M. J. Wuellner, PCR, 2012)



Plate 15. Interior Detail, Entrance Hall of Residence, View to East (M. J. Wuellner, PCR, 2012)



Plate 16. Interior Detail, Glass Domed Oval Skylight Over Entrance Hall (M. J. Wuellner, PCR, 2012)



Plate 17. Interior Detail, Front Entrance, Doric Door Surround (M. J. Wuellner, PCR, 2012)



Plate 18. Interior Detail, Bowed Windows and Window Seat, Second Floor (M. J. Wuellner, PCR, 2012)



Plate 19. Interior Detail, Cross Hall Along Front Elevation, Second Floor (M. J. Wuellner, PCR, 2012)



Plate 20. Interior Detail, Looking Across Second Floor to Front Bow Window; Interior Cross Hall Visible in Middle Ground (M. J. Wuellner, PCR, 2012)



Plate 21. Bath, Second Floor (M. J. Wuellner, PCR, 2012)



Plate 22. Original Door Hardware and Door (M. J. Wuellner, PCR, 2012)



Plate 23. Staircase, West End of Residence (M. J. Wuellner, PCR, 2012)



Plate 24. Stone Steps From Driveway Down to Lawn (M. J. Wuellner, PCR, 2012)



Plate 25. Pool House and Swimming Pool (Altered), View to West (M. J. Wuellner, PCR, 2012)



Plate 26. Interior, Pool House (Addition) (M. J. Wuellner, PCR, 2012)



Plate 27. Stone Garden Sculpture Surrounding Pool (M. J. Wuellner, PCR, 2012)



Plate 28. Neoclassical Revival Stone Bench South of Pool Area, View to South (M. J. Wuellner, PCR, 2012)

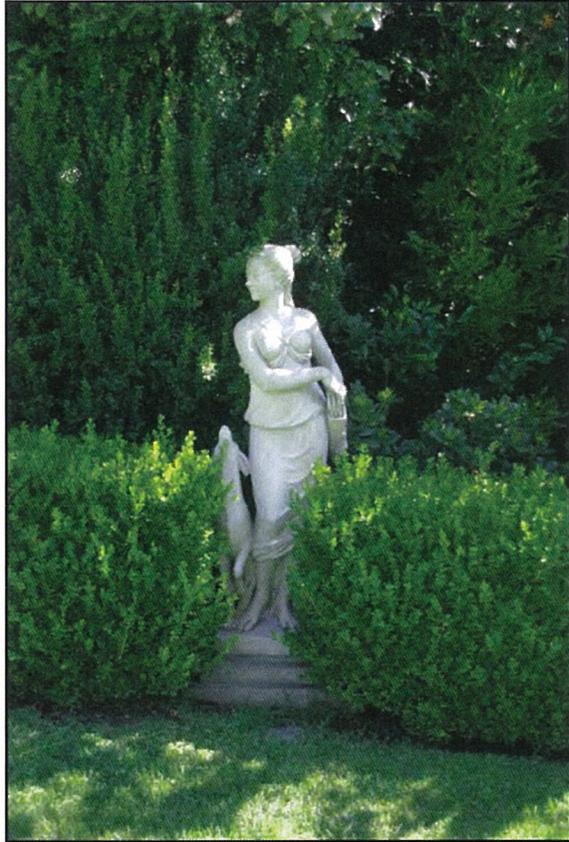


Plate 29. Garden Sculpture, Diana the Huntress, East End of Lawn (M. J. Wuellner, PCR, 2012)



Plate 30. Grove of Canary Pines, View From Rose Garden to North (M. J. Wuellner, PCR, 2012)



Plate 31. Secondary Driveway Gate Off Schuyler Road, View to East (M. J. Wuellner, PCR, 2012)



Plate 32. Canary Pine Grove, View to West With Stone Stairs in Middle Ground and Old Road to Cabin now Covered With Pine Needles (M. J. Wuellner, PCR, 2012)



Plate 33. Cabin in Pine Grove, View to Northwest (M. J. Wuellner, PCR, 2012)



Plate 34. Detail, Damage at Southeast Corner of Cabin Caused by Tree Roots (M. J. Wuellner, PCR, 2012)



Plate 35. View From Cabin, to South (M. J. Wuellner, PCR, 2012)

D. DPR Forms

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Liliore Green Palmer Rains Estate

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 603 Doheny Road

City: Beverly Hills

Zip: 90210

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 4350-006-009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

603 Doheny Road is a residential estate property occupying the northwest corner of Doheny Road and Schuyler Road. An elaborated iron entry gate flanked by stone piers provides entrance to the property off Schuyler Road. The estate includes a Colonial Revival residence measuring 10,538 square-feet; designed landscape with many associated elements, features, and objects; urban forest of Canary Island Pines (c.1925); detached pool house and accompanying pool; open-air (screened) cabin situated in the forest; sunken tennis courts; an attached multi-car garage; and a gate house (1982) and other ancillary buildings. Designed in the Colonial Revival style the main residence is influenced by earlier Adam, Georgian, and French traditions. Defining characteristics of the main house include a rectangular plan, man-made stone veneer wall cladding, steeply-pitched hipped roof with arched dormers, curved window bays featuring steel casements, and a pedimented front entry. The roof is covered in slate (alteration-1994).

The 3-acre estate is bound by Doheny Road to the south, Schuyler Road to the east, La Altura Road to the west, and the northern edge of the forest to the north. The property is good condition overall.

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary buildings, (HP29) landscape architecture, (HP30) Trees, (HP46) walls/gates/fences

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
 Front Façade (8-14-2012)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

House: 1940 (Building Permit)

Pine Forest: c.1925 (historic aerial photos)

*P7. Owner and Address:

Gary Masino, as Trustee

1400 Olympic Blvd., Suite 350

Los Angeles, Ca 90014

*P8. Recorded by:

Historic Preservation Partners
 Monrovia, Ca

*P9. Date Recorded:

August 19, 2012

*P10. Survey Type: (Describe)

Initial preparation of DPR
 Forms for submittal to City of

Beverly Hills

*P11. Report Citation:

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

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 7

*Resource Name or # Liliore Green Palmer Rains Estate

B Historic Name:

B2. Common Name:

B Original Use: Dwelling

B Present Use: Dwelling

*B5. Architectural Style: Colonial Revival

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

603 Doheny Road was constructed in 1940, according to an original building permit on file with the City of Beverly Hills. The grove of pine trees on the site is shown in aerial photos as early as 1925. Alterations to the site include: a gate house constructed on the western edge of the site in 1982, lattice enclosure constructed on tennis courts (c.1986), enclosure and enlarging of the Pool House (1987/1994), main asphalt driveway removed and re-paved with slump stone pavers (1995), periodic re-surfacing of pool (1987/1994), main house's wood shingle roof removed and re-roofed with slate (1994), fireplace added in Master (1994), and interior remodeling of secondary spaces (various).

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: urban forest and cabin, pool house, designed landscape features including fountains and statuary [note: some of these estate features merit separate recordation]

B a. Architect: James F. Dickason

b. Builder: James F. Dickason

*B10. Significance: Theme: Residential Architecture

Area: Beverly Hills

Period of Significance: 1940-1962

Property Type: Dwelling

Applicable Criteria: 7 [not evaluated for National Register criteria at this time]

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

The Doheny Road Estate (603 Doheny Rd.) embodies the distinctive characteristics of a prominent estate constructed in the late 1930s-early 1940s. The property should not simply be viewed as a house and ancillary buildings situated on a site. The significance and importance of a property of this type is the fact that it is a cohesive estate – designed and executed with both buildings stylistically appropriate for the time period and unique landscape features that create a unique whole. When set in the context of its location, on Doheny Road adjacent to the Greystone Mansion, it tells the story of the evolution of great family estates in Beverly Hills. Additionally, the site contains a unique urban forest of Canary Island Pines that is an ecological resource [documented separately on DPR523B]. The site and estate retains historic integrity. See continuation sheet for further information.

B Additional Resource Attributes: (List attributes and codes)

*B12. References:

- Alice Hicks Burr. "Palmer's Fete David Lewises in Dream Home," *Los Angeles Times* [Los Angeles, Calif] 3 March 1941: 6.
- Mary Barber. "Recluse Leaves \$240 Million to Six Institutions," *Los Angeles Times* [Los Angeles, Calif] 15 Oct 1986.
- Mathis Chazanov. *Los Angeles Times* [Los Angeles, Calif] 19 Sept 1991.
- Keynan, Rosanne. *Los Angeles Times* [Los Angeles, Calif] 10 Oct 1991: 6.
- Preliminary Study by Jan Ostashay (2012)
- City of Beverly Hills Building Permit File
- Historic Photographs provided by owner

B Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: August 19, 2012

Site survey on file



*Recorded by: Vanessa Withers

*Date: 8-19-12

Continuation Update

Main House:

The main residence located at 603 Doheny Road is a custom-designed residence by noted local architect/builder James F. Dickason. Showcasing the Colonial Revival style, the design of the house incorporates features from different colonial traditions to create a stately and appropriately elegant home of the period. A Los Angeles Times article published in March of 1941 discusses the home and its features. Reading about the home and the original owner's experience of throwing a party in the space conveys the estate-type nature of the property and also some of the significant features of the property.

"Palmer's Fete David Lewis in Dream Home – by Alice Hicks Burr – 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." [Los Angeles Times article by Alice Hicks Burr published March 3, 1941] Although the silver damask wallpaper and shell-pink carpet of Liliore's day is no longer there, there have been relatively few alterations to the main house's exterior, besides replacement of the roof with slate instead of wood shingle (1994). Alterations on the interior include remodeling of some bathrooms, remodeling of kitchen, and remodeling of master bedroom suite. Main spaces on the first floor (like the living room and dining room) maintain original paneling and features.

Pool:

The pool sits just south of the main house down a gentle slope. The pool has been re-surfaced and concrete coping around the edge has been added, but the pool has remained in its original location. A small statue that used to sit beside the pool has been relocated to a different area of the landscape, but remains on the property.

Cabin in the Forest:

A small open-air screened cabin sits on top of the hill to the north side of the property, surrounded by the pine forest. The cabin is roughly square in shape and is made up of wood siding and screening. A large fireplace/chimney structure anchors one side. The chimney is sheathed in the same veneer that covers the main house walls. The roof is wood shingle. The cabin appears relatively unaltered and is believed to date from 1940. The cabin is in fair condition, but is experiencing structural movement as a result of the nearby trees.



Tennis Court:

The tennis court has been slightly altered through enclosure around the edges by lattice (c.1980s), but is in good condition.

Pool House:

The pool house has been significantly enlarged and remodeled since its original construction.

Forest:

Documented separately on DPR 523B.

The property has not been evaluated for inclusion on the National Register at this time, but has been evaluated for adherence to local landmark criteria for the City of Beverly Hills. The results of this criteria analysis are included in a Memorandum Report.

State of California — State Resources Agency
Department of Natural Resources
National Resources

Primary #
R #
Form #

Page 4 of 4

*Resource Name or # (Assigned by recorder) Liliore Green Palmer Rains Estate

*Recorded by: Vanessa Withers

*Date: 8-19-12

Continuation Update

After careful analysis it is determined that the subject property retains integrity from its period of significance (1940-1962). There are seven aspects of integrity defined by the National Park Service, including; location, design, setting, materials, workmanship, and feeling, and association. The estate is in its original location, the design of the estate (building placement, etc.) has remained largely intact, the setting has been remarkably preserved due to the location of the estate, and many original materials remain on site. Feeling and Association are some of the more difficult aspects of integrity to evaluate because they are so subjective by nature. However, this site in particular appears to evoke the sense of a past period of time and maintains a strong link to Liliore Green Palmer Rains through the physical elements of the site that have remained intact (including the main house, the forest and cabin, and garden features like stone benches and statues).

This historic photograph shows the main house's entryway and flanking statues. All elements seen in the photograph remain, except for the light fixtures.



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 1

*NRHP Status Code 7

*Resource Name or # Pine Forest (attached to Liliore Green Palmer Rains Estate)

Historic Name:

Common Name:

Resource: Forest

Resource: Forest

*B5. Architectural Style: NA

*B6. Construction History: Construction date Alterations and date of alterations

A large grove of Canary Island Pine trees grows along the northern slope of the property located at 603 Doheny Road. The trees are shown in aerial photographs as early as the mid-1920s. In 1940 a house was built, just south of the forest. In the early 1990s an attempt was made to get permits to cut down some of the trees. The City of Beverly Hills halted the action and the Planning Commission called the grove "Beverly Hills' only pine forest ecological community."

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: cabin (1940)

Category:

Boundary:

*B10. Significance: Theme: Ecological resource

Area: Beverly Hills

Period of Significance: 1925 -

Property Type: trees on estate grounds

Applicable Criteria: 7 [not evaluated for National Register criteria at this time]

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

The site located at 603 Doheny Road contains a unique urban forest of Canary Island Pines that is an ecological and cultural resource. [See continuation sheet for historic photograph]. The grove has been called, by the local Planning Commission, "Beverly Hills' only pine forest ecological community." The trees have great significance to the City as an important ecological resource and also as a catalyst for civic action to protect all Beverly Hills' trees. In August, 1993, the City Council adopted a series of ordinances, BHMC 10-3-2900 et seq. to protect urban forests. This legislation was a direct result of an effort to cut down the trees at 603 Doheny Road.

Additional Resource Attributes: List attributes and codes

*B12. References:

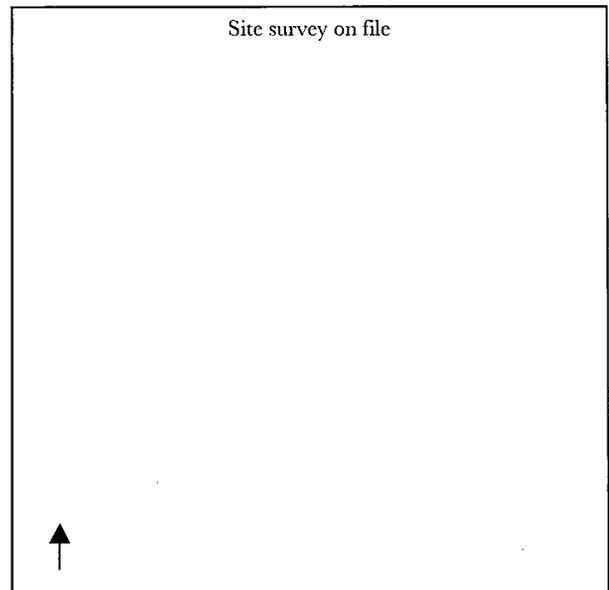
- Alice Hicks Burr. "Palmer's Fete David Lewises in Dream Home," *Los Angeles Times* [Los Angeles, Calif] 3 March 1941: 6.
- Mary Barber. "Recluse Leaves \$240 Million to Six Institutions," *Los Angeles Times* [Los Angeles, Calif] 15 Oct 1986.
- Mathis Chazanov. *Los Angeles Times* [Los Angeles, Calif] 19 Sept 1991.
- Keynan, Rosanne. *Los Angeles Times* [Los Angeles, Calif] 10 Oct 1991: 6.
- Preliminary Study by Jan Ostashay (2012)
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- Historic Photographs provided by owner

Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

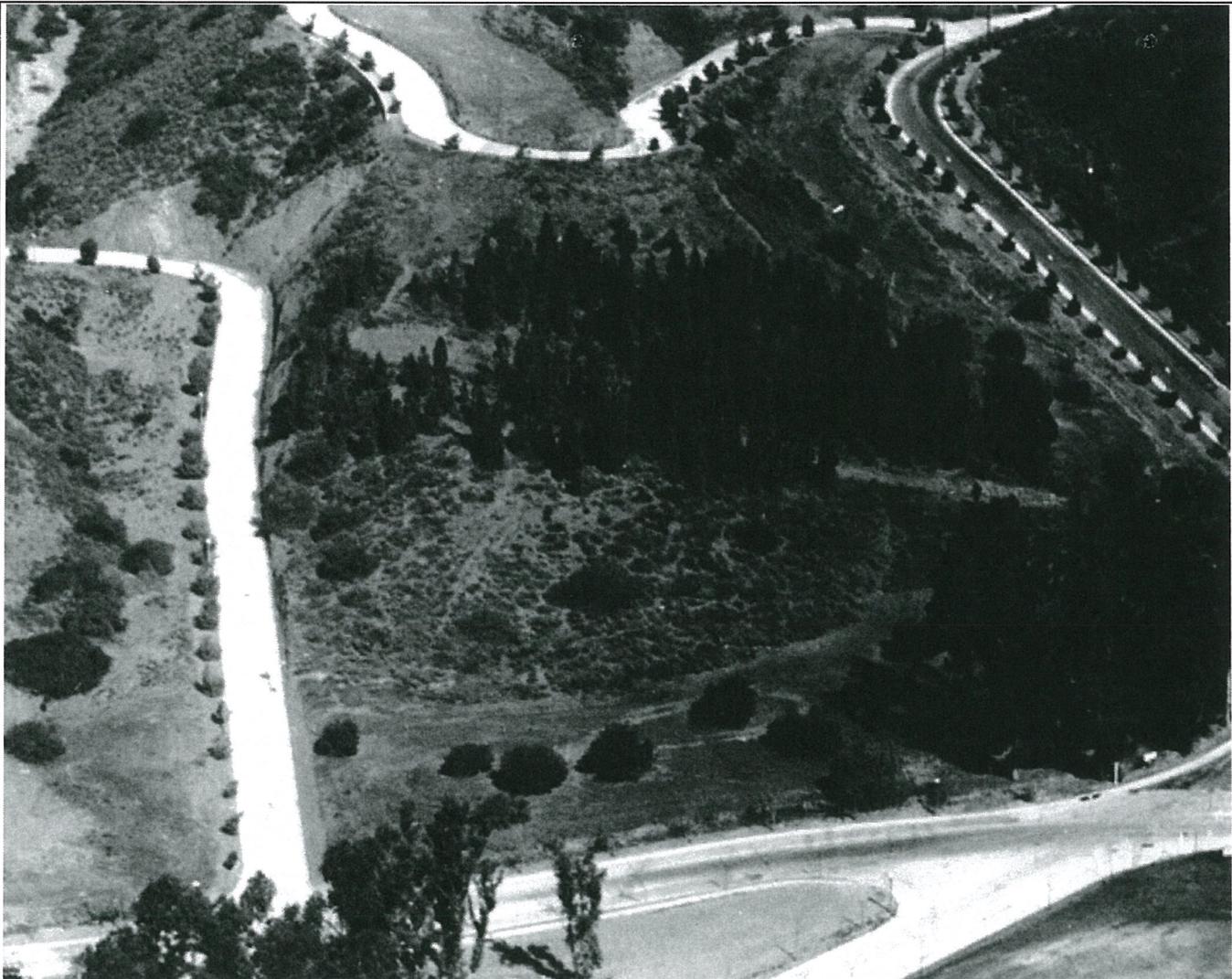
*Date of Evaluation: August 19, 2012



State of California — State Resources Agency	Primary #
Department of Conservation and Resources	R #
Northridge	From a

Page 2 of 2 *Resource Name or # (Assigned by recorder) Pine Forest (Lilore Green Palmer Rains Estate)

*Recorded by: Vanessa Withers *Date: 8-19-12 Continuation Update



The Pine Forest - Historic Aerial Photo dated 1927

The property has not been evaluated for inclusion on the National Register at this time, but has been evaluated for adherence to local landmark criteria for the City of Beverly Hills. The results of this criteria analysis are included in a Memorandum Report.

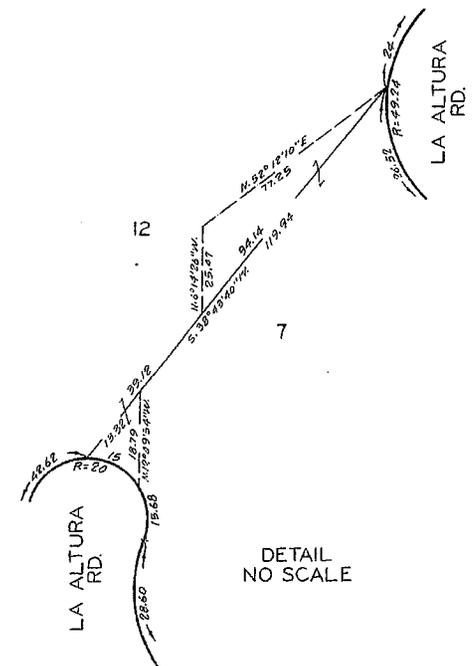
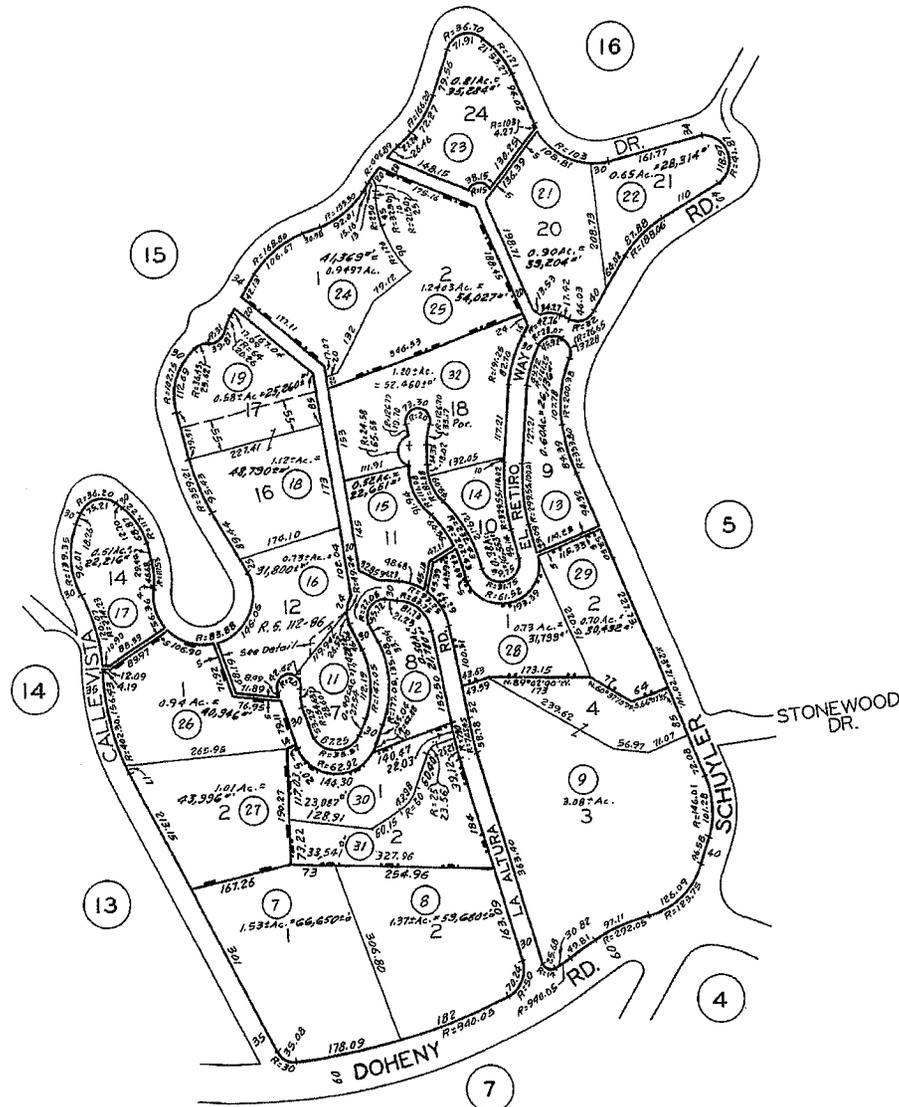
E. Character Defining Features, 603 Doheny Road

Appendix E. Character Defining Features, 603 Doheny Road

	Feature	Location	Description	Date	Character Defining Y/N
1	Residence	Center of Estate	Two-story wood-frame 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.	1940; front patio paving refurbished 1995; patio paving at NE corner of residence was recently replaced/refurbished	Y
2	South Steps	South of driveway to pool area	Masonry steps (two flights of stairs and one landing with metal railing)	Depicted in 1952 photo	Y
3	Pool House	SW Corner	One-story wood-frame pavilion with masonry veneer exterior (altered), and flag-stone patios	1940; addition 1987; alterations 1994	N
4	Pool	SW Corner, East of Pool House	Concrete pool (replastered) and decorative stone masonry lip, stylized keystone in lip at west end of pool	1940; replastered 1995 and 2009	Y
5	Figural Garden Sculpture - Pool	At four corners of pool	Four stone sculptural figures	Date unknown; not apparent in historic photos	N
6	Tennis Court	SW Corner, West of Pool House	Concrete tennis court, retaining wall and steps, metal railing and gate	Original recreational structure ca. 1940-1953; depicted in 1953 photograph	Y
7	Pool House Patio (West)	West Side of Pool House, East of Tennis Court	Raised reinforced concrete patio (altered); flag stone paving is recent addition; patio extension and steps to spa at south end of patio are recent additions	Ca. 1940-1953; depicted in 1953 photograph; recently altered ca. 2009-2011	N
8	Stone Bench	South of pool	Neoclassical stone bench	Ca. 1940; appears historic but unknown if original to property	Y [if original to property]
9	Diana the Huntress	West edge of lawn	Neoclassical stone figural sculpture	Ca. 1940; appears historic but unknown if original to property	Y [if original to property]

10	Spa	SW Corner, South of Tennis Court	Open-bay pavilion with flag stone paving	Recent addition, ca. 2009-2012	N
11	Pergola	SW Corner, South of Tennis Court and west of Spa	Rectangular wood frame pergola with attached latticework	Refurbished ca. 2009-2012	N
12	Cistern	Behind retaining wall, NE of residence, N of Rose Garden	Concrete rectangular cistern behind garden wall; accessed by two rectangular wood doors in garden wall	1940	Y
13	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 (depicted in historic photos)	1940	Y
14	Figural Garden Sculpture – Rose Garden	Standing on top of garden wall on north side of Rose Garden	Four bronze sculptural figures, made in England	Appear to be recent additions; no patina or aging visible	N
15	North Steps	North of Residence	Concrete masonry steps with cast stone veneer, metal railings, and lava retaining wall provides access from rear of residence up to Canary Pine forest and secondary road	1940	Y
16	Perimeter Wall and Entrance Gate	Property Boundary, East Entrance	Reinforced concrete masonry wall and wall piers with cast stone veneer, and decorative metal entrance gate along property	1940; west gate and new CMU wall sections with pilasters at perimeter of property (Doheny and La Altura)	Y [original wall sections] N [new west

			boundary at Schulyer Road. Original address lettering on piers flanking entrance "603 Doheny".		gate and CMU wall sections of perimeter wall]
17	Guard House	Western edge, near exit gate on La Altura Road	Guard house	1982; addition 1987	N
18	Driveway	Crossed property east-to-west in front (south) of residence	Original alignment; repaved driveway	1940; 1995 repaved	Y (only location/alignment)
19	Access Road	North of Residence in Canary Pine forest	Access road crosses property from east to northwest, enters property at second gate off Schulyer Road, and terminates at water tank	Depicted on 1927 aerial; appears to have been paved at one time (deteriorated), now covered with thick layer of pine needles	Y
20	Water tank	NE of residence on top of hill in pine forest	Metal water tank and filtration system	2011	N
21	Tree house	N of residence on hill in pine forest	Wood frame tree house and child's play area	Ca. 2009-2011	N
22	Canary Pine Forest	Northern Half of Property	Canary Pine Forest	Ca. 1900	Y
23	Cabin	NW of residence on hill amongst 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	Ca. 1940	Y
24	Specimen Trees	Southern Half of Property	Depicted on Aerial Photogrammetric Survey	Ca. 1940	Y



DETAIL
NO SCALE

CODE
2410

TRACT NO. 7956	M. B. 120-87-92	PARCEL MAP	P M 169-16-17
TRACT NO. 16055	M. B. 351-17-18		
TRACT NO. 16572	M. B. 379-36-37		
TRACT NO. 17204	M. B. 396-33		

FOR PREV. ASSEM'D SERV.
4349 - 14 TO 20

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

DEC 31 1925
2 P.M.
PT
MARI

TRACT NO. 7956.

By J.R. Roberts
Deputy

5th

In the City of Beverly Hills, State of California, being a Subdivision of a portion of Lot 7 of a portion of Block 100 of the Agua de los Angeles as per Miscellaneous Records Book 103 pages 27 and 28, Records of Los Angeles County State of California
Sheet 17-50

On this 13th day of December in the year nineteen hundred and twenty five A.D. before me George E. Spence, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly Commissioned and sworn, personally appeared John E. Spence, personally known to me to be the person whose name is subscribed to the within instrument acknowledged to me that he executed the same.

as WITNESSES I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.
Notary Public in and for Los Angeles County, State of California

I, John E. Spence, hereby certify that I am a Civil Engineer and that this map consisting of 31 sheets correctly represents a survey made under my supervision January 1925 and that all of the monuments shown hereon actually exist and their positions are correctly shown.

I hereby certify that the Board of Trustees of the City of Beverly Hills by resolution adopted December 23, 1925 approved the attached map, and accepted on behalf of the public for highway purposes the Drives, Roads, Ways and Alleys shown upon said map and thereon offered for dedication as public highways.

John E. Spence
Civil Engineer

We hereby certify that we are the owners of or are interested in the land indicated within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use all the Drives, Roads, Ways and Alleys shown on said map and within said subdivision.

John E. Spence
John E. Spence
Secretary

State of California) On this 13th day of December in the year nineteen hundred and twenty five before me, George E. Spence, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly Commissioned and sworn, personally appeared John E. Spence, known to me to be the President and John E. Spence, known to me to be the Secretary of the State of California, who to me to be the persons who executed the within instrument on behalf of the Corporation hereby named, and who acknowledged to me that they executed the same in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

George E. Spence
Notary Public in and for Los Angeles County, State of California

Lines of Bearings. The bearings used on this map are the same as those shown on the South westerly Boundary Line of Tract 7788 Tract Book 103 Pages 22 to 26

I hereby certify that I have checked this map consisting of 31 sheets and hereby approve the same.

John E. Spence
Civil Engineer Beverly Hills

Reg. 31, 1915
John E. Spence
Civil Engineer
1925

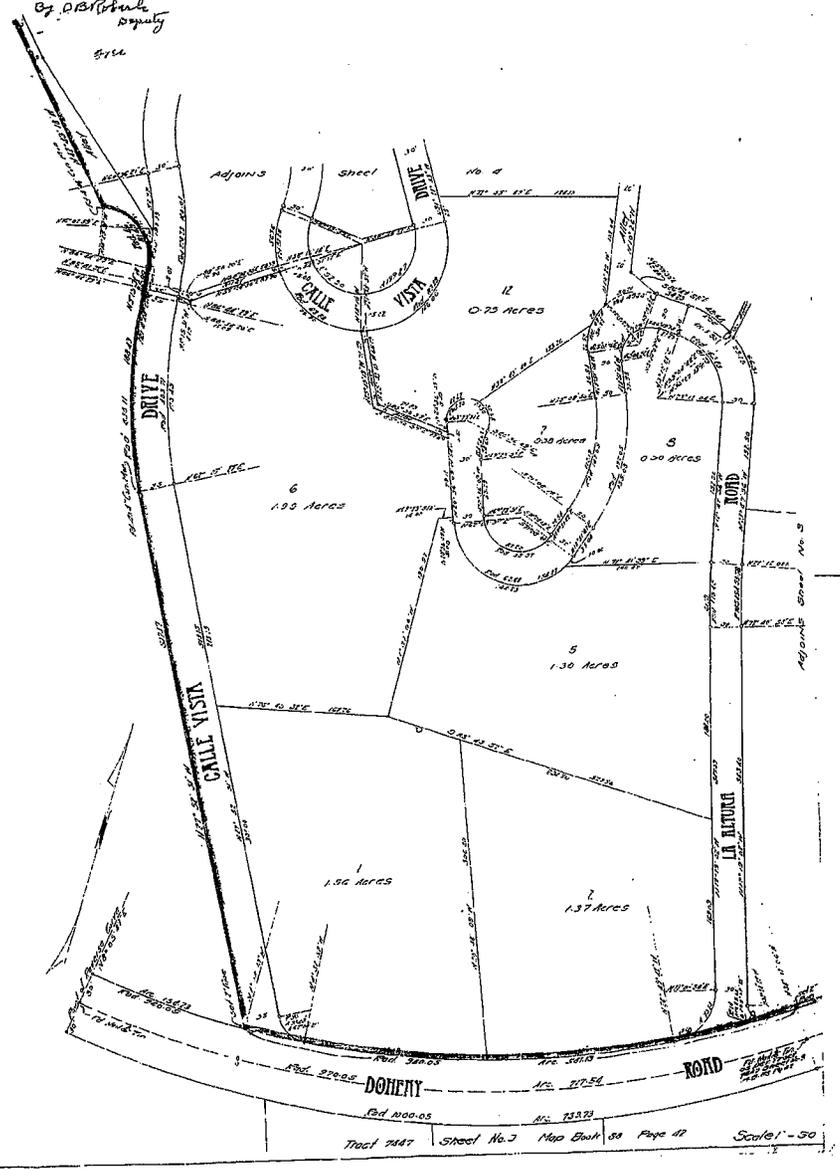
31 Dec 15
John E. Spence

DEC 31 1925
7:1
120
83
MAPS

Sheet No 2 88

TRACT NO. 7956.

By *O.B. Roberts*
Survey

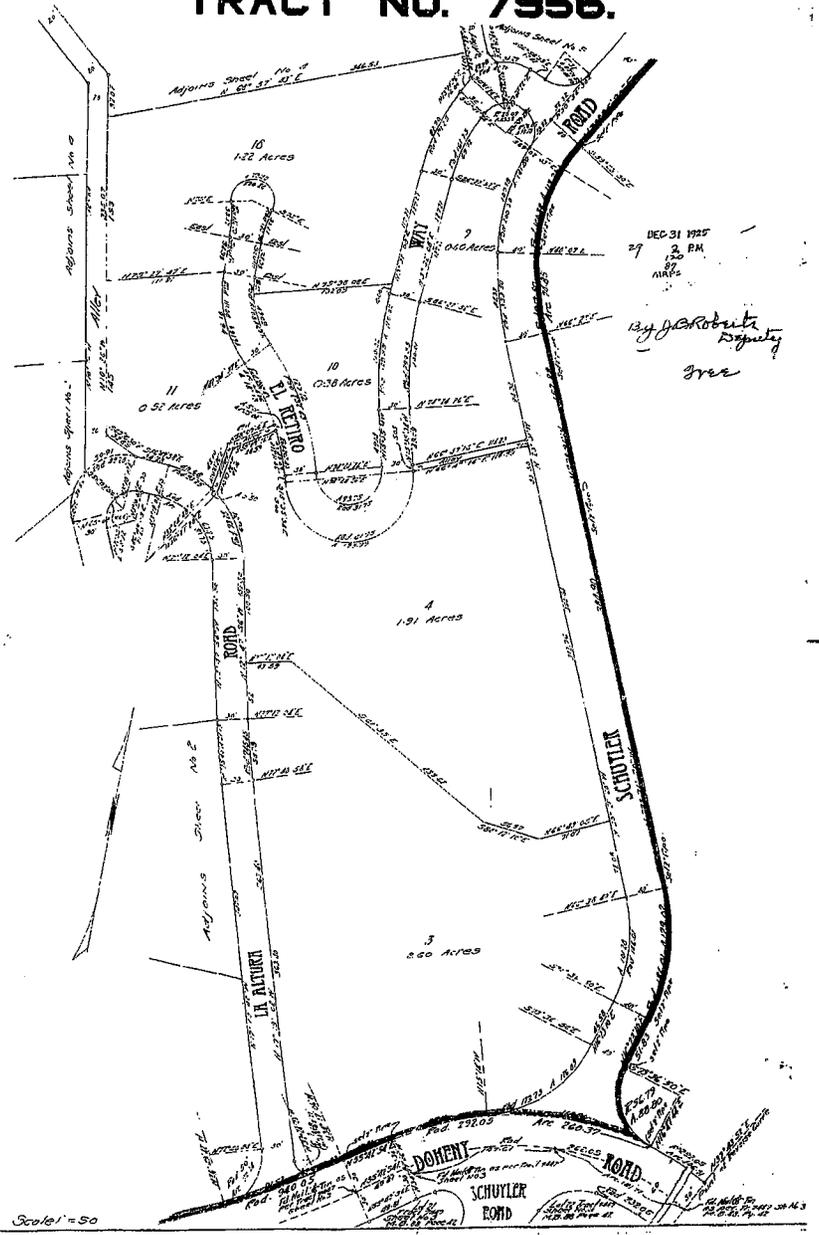


Tract 7956
Sheet No. 2
Map Book 120
Page 47
Scale 1" = 50'

Map Book 120

TRACT NO. 7956.

Sheet No. 3 89

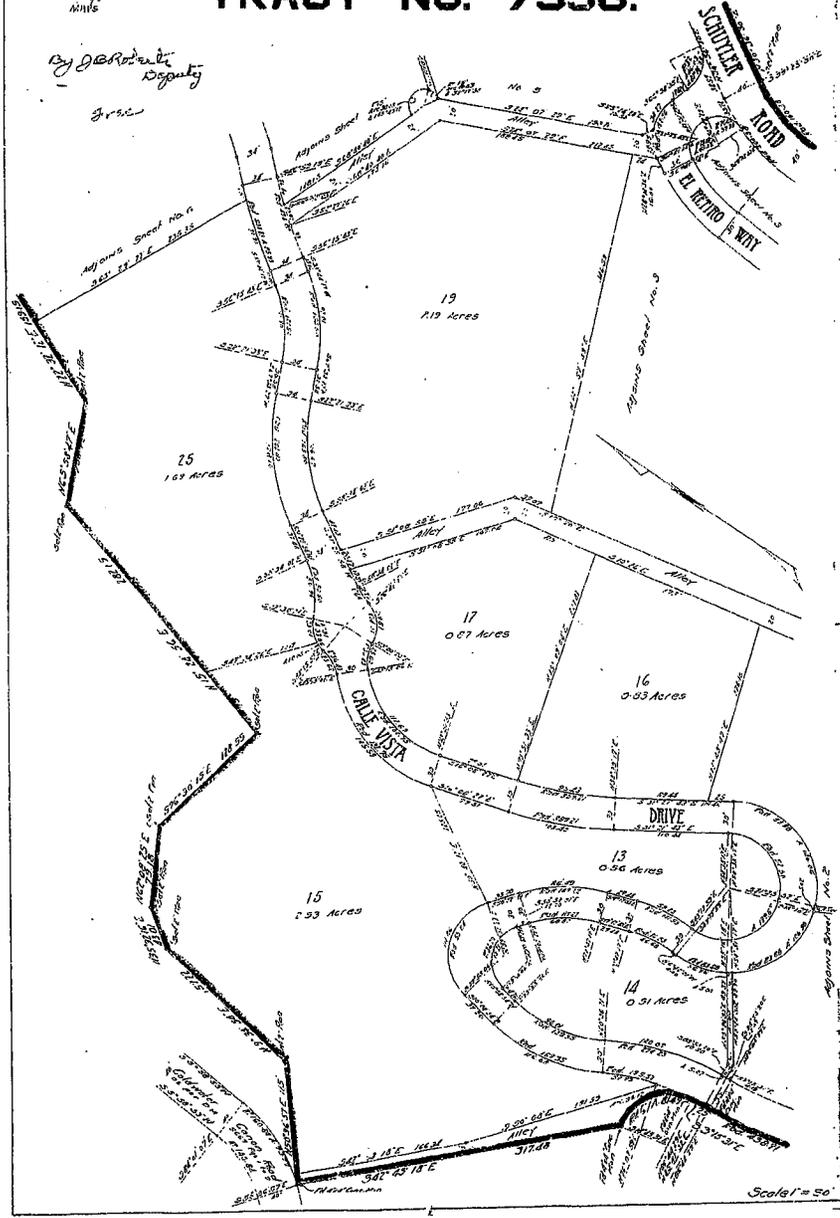


DEC 31 1925
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120
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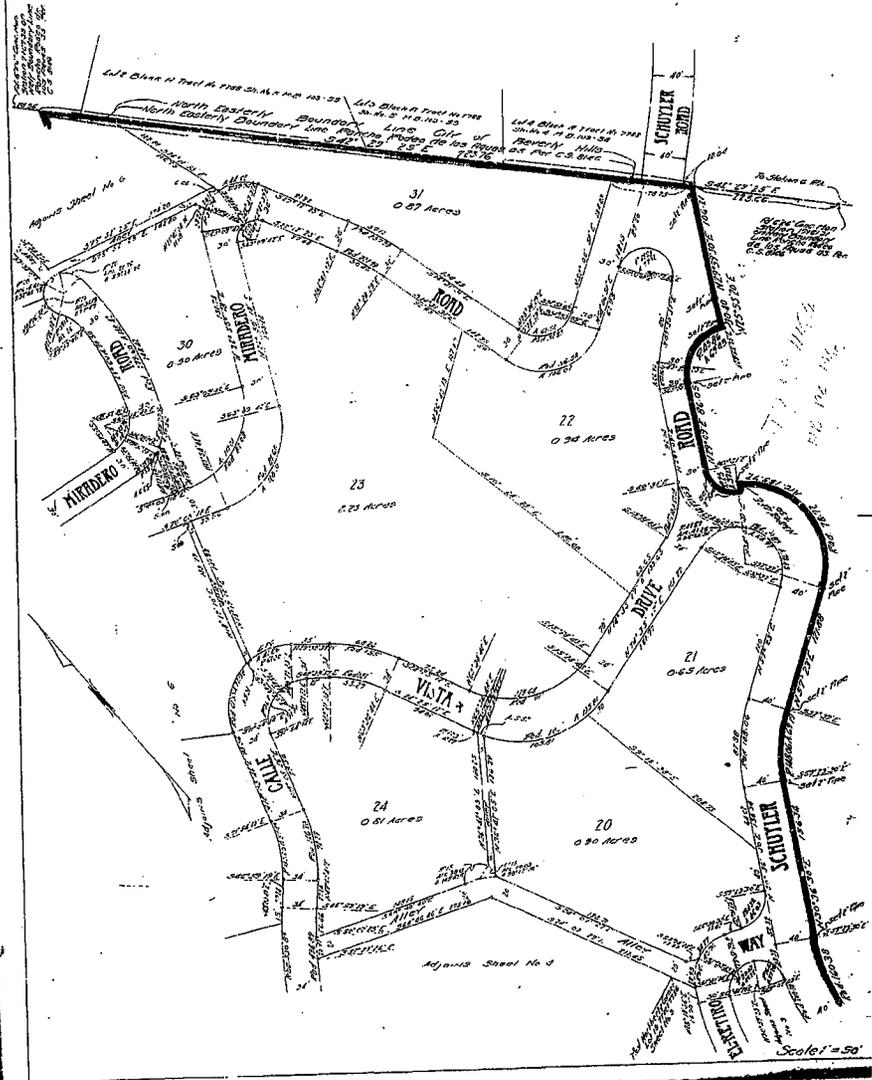


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Sheet No. 91

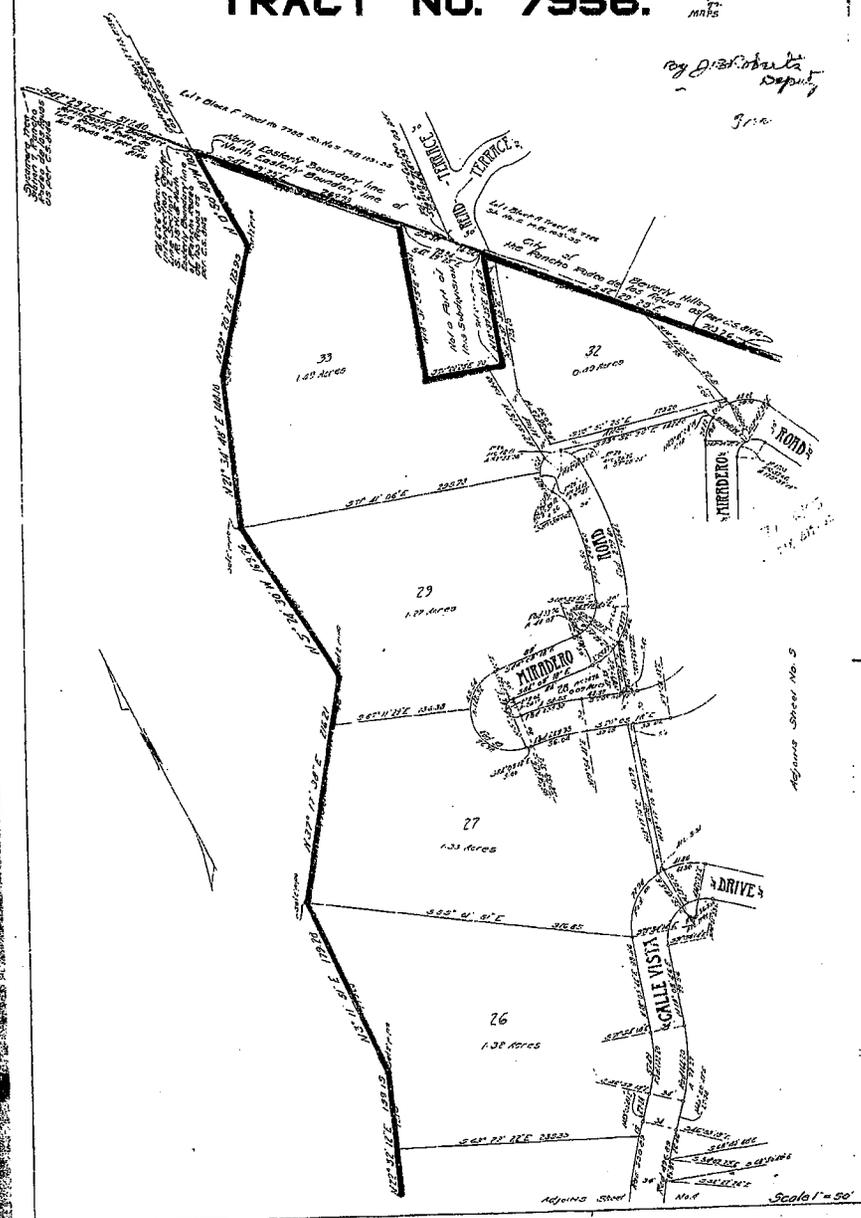
By J.B. Roberts Deputy
Spec



TRACT NO. 7956.

DIC 29 1951 No. 6
29 10 11 P.M.
M.A.F.S.

By D. B. Roberts
Deputy
S. M.



F. Professional Qualifications

Education

- Ph.D., Art History, University of California, Los Angeles, 2005
- M.A., Architectural History, and Certificate of Historic Preservation University of Virginia, Charlottesville, Virginia, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Professional Affiliations

- Santa Monica Conservancy
- Los Angeles Conservancy
- California Preservation Foundation
- Society of Architectural Historians, Life Member
- National Trust for Historic Preservation
- American Institute of Architects (AIA), National Allied Member
- American Architectural Foundation
- Association for Preservation Technology

Summary

Margarita J. Wuellner, Ph.D., has extensive academic and professional experience in art history, historical archaeology, architectural history, and historic preservation. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History.

Dr. Wuellner has over 23 years of professional experience in the practice of historic preservation and cultural resources management in California and the United States. She has over 17 years of experience as a principal investigator, project manager, and technical lead for international, national and regional firms, including PCR Services Corporation, Inc., (2006-present); EDAAW, Inc. (AECOM) (2004-2006); and Parsons Engineering Science, Inc. (Parsons) (1995-2004). Her early experience in historic preservation was with John Milner Associates, Inc., Alexandria, Virginia, (1991-1995); and Land and Community Associates in Charlottesville, Virginia, (1989-1992).

Dr. Wuellner has a substantial background in the study of European and American art and architecture and is a specialist in visual culture, Modernism, urbanism, and cultural landscape. She is a recipient of the Samuel H. Kress Foundation Fellowship in Art History; American Council of Learned Societies Fellowship in East European Studies; Edward A. Dickson Graduate Fellowship in Art History, UCLA; and the Thomas Jefferson, Dupont and Governor's State Graduate Fellowships in Architectural History, School of Architecture, University of Virginia.

Experience

Over the past six years Dr. Wuellner has strengthened and expanded the services and range of PCR's historic preservation practice. She has managed and conducted hundreds of historic resources investigations throughout California, in Texas and Canada, assisting clients with due diligence, planning and design, review and approval, mitigation and preservation treatment. Redevelopment, urban design and master planning projects are of primary interest to Dr. Wuellner. Author of hundreds of technical reports for incorporation into CEQA/NEPA environmental review documents (EIRs/EAs/EISs) she is highly experienced in addressing and reducing impacts to historic resources in support of project goals. With a broad national resume, Dr. Wuellner has extensive experience in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local codes and ordinances. Highly experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards, she frequently assists both government and private clients with adaptive reuse and rehabilitation projects by providing technical consultation services, agency coordination and legally defensible documentation.

As manager of PCR's on-call preservation services contract with the City of Santa Monica (2002-present), Dr. Wuellner manages and directs PCR staff and is responsible for maintaining and ensuring the high quality of PCR deliverables. She presently also manages additional on-call preservation consulting contracts with the County of San Bernardino Department of Public Works, City of Hermosa Beach, and Los Angeles Unified School District, and she has previously managed preservation consulting services contracts under master agreements with the Los Angeles Redevelopment Agency, and the City of Long Beach.

Dr. Wuellner has managed hundreds of projects throughout Southern California for public agencies and private clients including three large historic resources surveys for the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) for the Wilshire Center/Koreatown Recovery Redevelopment Project Area (2009), Adelante Eastside (2008), and the Normandie 5 Redevelopment Project Area (2010). Education related project experience includes a district-wide survey for the Santa Monica Unified School District (SMMUSD), a California Register nomination for the UCLA Faculty Center, historic resources analyses for the USC Master Plan Project, and a HABS report for the former Schoenburg Institute, USC. Conservation experience includes exterior preservation of the San Bernardino Santa Fe Depot, preservation services for the Santa Monica City Hall Seismic and Jail Retrofit Project, Rehabilitation of the Dunbar Hotel, and a Conservation Management Plan for the RMS Queen Mary for the City of Long Beach. Cultural landscape projects include the Palisades Park Landmark Nomination, the Santa Monica City Hall Landscape Analysis, and historic resources documentation and analysis for the Huntington Education and Visitor Center Project EIR, San Marino, California.



Amanda Kainer, M.S., ARCHITECTURAL HISTORIAN

Education

- M.S., Historic Preservation (Emphasis: Conservation), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

Professional Experience

- Intern, Historic Resources Group, Los Angeles California, Summer 2007

Professional Affiliations

- National Trust for Historic Preservation
- California Preservation Foundation
- Los Angeles Conservancy
- Santa Monica Conservancy
- Association of Preservation Technology Western Chapter

Training

- CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Summary

Amanda Kainer has over seven years of professional and academic experience in the practice of historic preservation and architectural history. Her qualifications and experience that meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History.

Experience

Ms. Kainer has conducted extensive archival research, field observation, and recordation for numerous PCR historic documentation projects. She served as the project architectural historian and provided survey and research support, assisted in database management and was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles (CRA/LA) – Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Historic Resources Surveys, and served as the PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach.

In addition, she has completed character-defining features reports, historic resources assessment reports, city landmark assessments, and assistance with investment tax credit applications and HABS documentations for PCR projects in Southern California. She has contributed to Historic Resource Assessments for private residential properties in Laguna Beach, Redondo Beach, Venice, and Hollywood. She has conducted extensive research and survey work and has prepared numerous landmark assessment reports for residential and commercial in the City of Santa Monica. Ms. Kainer recently completed historic landmark assessments for the Santa Monica Pier Sign, a commercial building on Main Street, and a Spanish Colonial Revival automobile dealership. Ms. Kainer has served as project architectural historian for numerous PCR projects in the Los Angeles metropolitan area including several historic resources assessment reports for compliance with CEQA for private properties in Los Angeles and a Section 106 significance evaluation for a redevelopment project in Ventura County and a proposed pipeline project in Pasadena. And she was also a co-author to a California Register nomination for the UCLA Faculty Center, located on the UCLA campus in Westwood, Los Angeles.

