



AGENDA REPORT

Meeting Date: January 24, 2013
Item Number: D-2
To: Honorable Mayor & City Council
From: William R. Crouch, AIA, NCARB, AICP, LEED (AP), Urban Designer
Subject: SIX RESOLUTIONS OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING SIX NATIONAL REGISTER PROPERTIES AS LOCAL LANDMARKS AND PLACING THESE PROPERTIES ON THE LOCAL REGISTER OF HISTORIC PROPERTIES.

Attachments:

1. Criteria for Designating Local Landmarks
2. Resolution Designating Virginia Robinson Estate and Garden as a Local Landmark,
3. Resolution Designating the Beverly Hills Women's Club as a Local Landmark,
4. Resolution Designating Greystone Mansion as a Local Landmark,
5. Resolution Designating the Beverly Hills Post Office as a Local Landmark,
6. Resolution Designating Anderton Court as a Local Landmark, and
7. Resolution Designating Karasik House as a Local Landmark
8. Recommendations of the Cultural Heritage Commission and Commission Staff Reports

RECOMMENDATION

The following six Local Landmark Nominations are being forwarded to City Council on the recommendation of the Cultural Heritage Commission: (1) Beverly Hills, 1700 Chevy Chase Drive; (2) Virginia Robinson Estate and Garden, 1008 Eden Way; (3) Greystone Mansion, 905 Loma Vista Drive; (4) Anderton Court, 332 N. Rodeo Drive (5) Beverly Hills Post Office, 469 N. Crescent Drive; and (6) Karasik House, 436 Spalding Drive.

INTRODUCTION

Currently there are nine properties in the City of Beverly Hills recognized nationally as historic resources. The Cultural Heritage Commission and staff recommend that the City Council designate six of these nationally registered historic properties as local historic resources through the recently adopted City of Beverly Hills Historic Preservation Ordinance. Listing these properties on the City's Register of Historic Properties would recognize them as important to the history of the City and would allow the property owners to purchase and display a commemorative plaque following the City's guidelines. Additionally, designating these properties as local landmarks would give the City oversight regarding any future work done to each property, including renovations, additions, and any potential demolition.

BACKGROUND

The City's Historic Preservation Ordinance enables the City Council to designate local Landmarks.

Currently there are nine properties in the City that have been recognized at the national level as historic landmarks. Staff and the Cultural Heritage Commission approached the owners of each property about City designation as a local Landmark. Six of the property owners acknowledged their support for the designation. Three property owners asked that the City hold off on proceeding with designation at this time. The resolutions attached would designate the six properties whose owners are ready for local designation. Staff and the Cultural Heritage Commission will continue to work on designation with the owners of the remaining three nationally recognized properties, which are: the Saban (Fox) Theater, at 8440 Wilshire Boulevard; the Beverly Wilshire Hotel, at 9528 Wilshire Boulevard; and the Harold Lloyd Estate, at 1740 Green Acres Drive. Staff anticipates that recommendations to designate these three properties will be forthcoming in the future.

Resolutions attached to this report would designate the following Nationally Recognized Landmarks as local Landmarks of the City:

Nationally Recognized Historic Resources Currently Proposed for Designation as Local Landmarks

1. Virginia Robinson Estate and Garden at 1008 Elden Way,
2. Beverly Hills Women's Club at 1700 Chevy Chase Drive,
3. Greystone Mansion at 905 Loma Vista Drive,
4. Beverly Hills Post Office at 469 N. Crescent Drive,
5. Anderton Court at 332 N. Rodeo Drive, and
6. Karasik House at 436 Spalding Drive.

DISCUSSION

On October 9, 2012, the Cultural Heritage Commission considered Landmark Assessment Reports and other evidence and determined that the properties met the City's criteria for designation as local Landmarks based on the criteria provided in the chart on the following page.

On November 6, 2012, the Cultural Heritage Commission considered Landmark Assessment Reports for the six properties along with other evidence, and recommended that the City

Council designate the properties as local Landmarks and include them on the City's Register of Historic Places.

The City's Landmark criteria are provided as Attachment 1. Designation of a Landmark requires that three criteria: A, B, and C be met. Criterion A has six possible qualifiers and at least two of those qualifiers must be met for each property.

Criteria Satisfied for Local Landmark Designation

Property Name	Criterion	Description
Virginia Robinson Estate and Garden	A.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,
	A.2	Is directly associated with the lives of Significant Persons important to national, state, City or local history,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of master Architects or possesses high artistic or aesthetic value,
	A.6	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources,
	B	Retains integrity of location, design, setting, materials, workmanship, and association,
	C	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 purpose of the Ordinance.
Beverly Hills Women's Club	A.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,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value, Has yielded, or has potential to yield, information important in the

		prehistory or history of the Nation, State, City or community,
	A.5	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources,
	A.6	Retains integrity of location, design, setting, materials, workmanship, and association,
	B	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 purpose of the Ordinance.
	C	
Greystone Mansion	A.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,
	A.2	Is directly associated with the lives of Significant Persons important to national, state, City or local history,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value,
	A.6	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources,
	B	Retains integrity of location, design, setting, materials, workmanship, and association,
	C	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 purpose of the Ordinance.
Beverly Hills Post Office	A.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,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value,

	A.6	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources
	B	Retains integrity of location, design, setting, materials, workmanship, and association,
	C	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 purpose of the Ordinance.
Anderton Court	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value,
	A.6	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources
	B	Retains integrity of location, design, setting, materials, workmanship, and association.
	C	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 purpose of the Ordinance
Karasik House	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value,
	A.6	Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources
	B	Retains integrity of location, design, setting, materials, workmanship, and association.
	C	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 purpose of the Ordinance

All six properties meet the necessary requirements for local landmark designation. With City Council designation, the six properties would be placed on the Local Register of Historic Properties in the order in which they were originally constructed:

<u>Property Name</u>	<u>Proposed Local Landmark Designation</u>
Virginia Robinson Estate and Garden, 1910	No. 2
Beverly Hills Women's Club, 1925	No. 3
Greystone Mansion, 1927	No. 4
Beverly Hills Post Office, 1933	No. 5
Anderton Court, 1954	No. 6
Karasik House, 1960	No. 7

General Guidelines and Standards for Proposed Changes to Historic Buildings Listed on the Local Register

Given the ongoing need of property owners to adapt to changing needs, it is important to consider the effect of any historic registry listings on the functional activities of properties.

The Secretary of Interior Standards for Rehabilitation have purposefully been crafted to allow maximum flexibility for historic buildings to be adapted over time to meet changing needs in a way that allows ongoing functionality of historic buildings without unnecessarily destroying historic fabric. There are ten guiding Standards to be applied in the rehabilitation of historic properties.

The SOI Standards for "rehabilitation" assume that at least some repair or alteration of a historic building will be needed over time in order to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy original materials, features or finishes that are important in defining the building's historic character. These Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The effect therefore of any listing onto the City's Historic Register of Historic Properties would not be to freeze a building in time with no opportunity for future adaptations, but rather to provide reasonable guidelines to inform any future alterations, additions and/or adaptations in a way that allows for change without destroying historic integrity.

GENERAL PLAN CONSISTENCY

Designation of the six properties as local historic landmarks is consistent with the objectives, principles, and standards of the General Plan, including General Plan Policy “HP 1.3 – Promote National, State, and Local Designation of Historic Resources,” which encourages designation of local Landmarks.

ENVIRONMENTAL DETERMINATION

Designation of the Virginia Robinson Estate and Garden, the Beverly Hills Women’s Club, the Greystone Mansion, the Beverly Hills Post Office, Anderton Court, and the Karasik House as local historic landmarks 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 the landmark designations and the inclusion of the six properties would not have a significant environmental impact and are 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 designation will have a significant effect on the environment, as no specific development is authorized by the resolutions, and any future development would require separate environmental analysis when the details of such proposals are known. Further, the landmark designation of the properties is an action of the City to protect and preserve historic resources.

PUBLIC COMMENT

Notice of the public hearing was provided to the property owners of the six properties on January 8, 2013. As of the writing of this agenda report, no public comments have been received.

Notice of the Cultural Heritage Commission’s public hearing was provided to the property owners on September 6, 2012. No public comments were provided during that public comment period.

FISCAL IMPACT

There are no fiscal impacts associated with this report.

Susan Healy Keene, AICP, Director of Community Development

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Approved By