

Attachment 2
January 24, 2012

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE VIRGINIA ROBINSON ESTATE AND GARDEN AT 1008 ELDEN WAY 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. Historically significant as the first house in what was to become a highly touted social enclave, the property reflects, both architecturally and socially, the very early origins of Beverly Hills. Harry and Virginia Robinson, famous for their popular department store called Robinson's, had the main house built in 1911. The architect, Nathaneal Dryden, was Mrs. Robinson's father. The Robinson residence is located on six (originally twenty) hillside acres that were carefully landscaped to integrate house, playhouse, and garden. Horticulture was a lifelong avocation of Mrs. Robinson, she and her husband planted extensively and supervised the creation of a series of patio gardens on the terraced hillsides.

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

Section 4. On November 6, 2012, the Cultural Heritage Commission made a recommendation to the City Council to designate the property as a local landmark and to place the property on the Local Register of Historic Properties.

Section 5. On January 24, 2013, the City Council considered the application for landmark designation along with the recommendation of the Cultural Heritage Commission and adopted this resolution. The City Council based its action on the findings of fact and reasons listed in the *Landmark Assessment Report* conducted by Jan Ostashay of Ostashay Associates Consulting, attached hereto as Exhibit A, and incorporated herein by reference, and other evidence provided during the proceedings.

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 Virginia Robinson Estate and Garden is eligible under “significance” criterion A.1, as it was the first grand estate with gardens built in Beverly Hills and, therefore, manifests tangible features and contributions to the very early residential development and architectural history of the City. The property also meets “significant” criteria A.3, in that it incorporates architectural features and landscape elements that embody and reflect distinctive design characteristics of a particular period of time and style. In addition, this property satisfies “significance” criteria A.6, since it has been formally listed on the National Register of Historic Places. The property also retains sufficient historical integrity from its period of significance (1911, 1924), and clearly has exceptional significant architectural value to the community.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Virginia

Robinson Gardens property shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. In addition, the National Register of Historic Places Registration Form (the "National Register Form") set forth in Exhibit "A" further identifies those physical characteristics that represent the Virginia Robinson Gardens property's historical significance for listing on the National Register of Historic Places. The primary characteristics justifying landmark designation and that should be preserved, as described in the National Register form, include, but are not limited to:

- a) the Beaux Arts and Florentine Renaissance architectural styles and other existing design concepts;
- b) the basic form, composition, materials and features of the residence along the north, south, and west elevations;
- c) the basic form, composition, materials and features of the playhouse/pool pavilion along the south, west, and east elevations;
- d) the overall configuration and topography of the site;
- e) the roof shape (flat), features, and materials of the main residence including balustrade parapet walls, decorative cornices with molding and dentil course work;
- f) the roof shape, features and materials of the playhouse/pool house pavilion including the decorative parapet, cornice, and relief work;
- g) the Palladian style playhouse/pool pavilion;
- h) the reflecting swimming pool with tiled wainscoting;

- i) the decorative Tuscan columns and arches;
- j) the fenestration that includes glazed wood French doors and multi-pane casement, fixed, fanlight, and bay windows, some with corbelled balconets;
- k) the wide, grassy mall connecting the main house to the playhouse/pool pavilion lined with Italian cypress;
- l) the Italian terrace hillside garden;
- m) the palm garden;
- n) the formal rose garden;
- o) the ninety-year old + eucalyptus tree and coral tree;
- p) the hardscape features that include interlocking footpaths, brick stairways, and paved fountained patios;
- q) the tennis court area; and
- r) the unobstructed line of sight of the property from Elden Way.

Section 8. REASONS FOR DESIGNATING THE VIRGINIA ROBINSON ESTATE AND GARDEN AS A LANDMARK. The City Council finds that the Virginia Robinson Estate and Garden meets the necessary criteria for designation as a landmark, that the Virginia Robinson Estate and Garden warrants designation because it retains sufficient historical integrity to physically illustrate its significance and because it was the first grand estate with gardens built in Beverly Hills and, therefore, manifests tangible features and contributions to the very early residential development and architectural history of the City. Each of the foregoing reasons support the conclusion that designating the Virginia Robinson Estate and Garden 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 Virginia Robinson Estate and Garden, 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 Virginia Robinson Estate and Garden 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. The location and boundaries of the historic resources are coterminous with the boundaries of the subject property.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Virginia Robinson Estate and Garden, located at 1008 Elden Way, 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 Virginia Robinson Estate and Garden 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. Therefore the City Council resolves that there is no possibility that the designation of the Virginia Robinson Estate and Garden may have a significant effect on the environment, as

no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Virginia Robinson Estate and Garden is an action of the City to protect and preserve a historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Virginia Robinson Estate and Garden 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 Virginia Robinson Estate and Garden as a local landmark in the City of Beverly Hills and places the Virginia Robinson Estate and Garden 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 Virginia Robinson Estate and Garden 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.

Section 14. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. 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 January 25, 2013 at 12:01

AM.

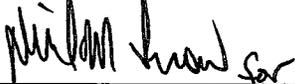
Adopted:

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 C. KOLIN
City Manager



SUSAN HEALY KEENE
Director of Community Development

EXHIBIT A

Landmark Assessment Report for the Virginia Robinson Estate and Garden at 1008 Elden Way, Beverly Hills, Prepared by Ostashay & Associates Consulting.

P.O. Box 542
Long Beach, CA
562.500.9451
HISTORICS@AOL.COM

Memorandum

To: William Crouch, City of Beverly Hills

Date: 10/03/2012

From: Jan Ostashay, Principal OAC

Re: LANDMARK ASSESSMENT CONFIRMATION REVIEW: Virginia Robinson Estate/
Virginia Robinson Garden, 1008 Elden Way, Beverly Hills, CA

Overview

At the request of the City of Beverly Hills Community Development Department, Planning Division, Ostashay & Associates Consulting has conducted an assessment review to confirm local landmark eligibility for the property located at 1008 Elden Way. This property, referred to as the Virginia Robinson Estate or the Virginia Robinson Garden, is currently listed on the National Register of Historic Places (see Attachment A).

The City's Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; Beverly Hills Municipal Code 10-3-32) states that a property may be designated as a Landmark if it satisfies the following three criteria:

A. The Property meets at least two of the following criteria:

1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
2. Is directly associated with the lives of Significant Persons important to 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 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 criteria specified in subsection 10-3-3212 (A) of this section. A proposed Landmark's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

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 purpose of this Article.

As part of the landmark assessment confirmation review, a brief context of information regarding the property has been provided followed by the application and evaluation of local significance for local designation consideration.

Background Information

VIRGINIA ROBINSON ESTATE/VIRGINIA ROBINSON GARDEN

Address: 1008 Elden Way

APN: 4348-007-900

National Register Info: 78000679; Listed: 1978

Significance: Architectural History, Architecture

Period of Significance: 1911, 1924

Architect: Nathaneal Dryden

Historically significant as the first house in what was to become a highly touted social enclave, it reflects, both architecturally and socially, the very early origins of Beverly Hills. Harry and Virginia Robinson, famous for their popular department store called Robinson's, had the main house built in 1911. The architect, Nathaneal Dryden, was Mrs. Robinson's father. The one-story property incorporates the principles of the Beaux Arts with Florentine Renaissance design. In purely architectural terms, the highlight of the Robinson residence is the added (1924) playhouse/pool pavilion. Outstanding features include the reflecting swimming pool with tiled wainscoting; the Tuscan columns and arches with sgraffiti decoration; and the surrounding gardens.

The Robinson residence is located on six (originally twenty) hillside acres that were carefully landscaped to integrate house, playhouse, and garden. Horticulture was a lifelong avocation of Mrs. Robinson, she and her husband planted extensively and supervised the creation of a series of patio gardens on the terraced hillsides. A lush palm grove, with some unusually large specimens, dominates the landscape

architecture embracing the northeast portion of the main house. A wide, grassy mall connecting the main house to the playhouse pavilion delineates the palm area and is itself lined with stately Italian cypress. Completing the plantings are sixty-year old Eucalyptus trees, a hillside garden of flowers, shrubs, and fruit trees on the western third of the property, and a formal rose garden. Throughout the planted acreage, interlocking footpaths and brick stairways provide access to the remotest sections of the garden, while paved, fountained patios offer frequent resting points. Besides being listed on the National Register, the property is also a California Point of Historical Interest.

Local Significance 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 Robinson Estate and Garden is eligible under “significance” criterion A.1, as it was the first grand estate with gardens built in Beverly Hills and, therefore, manifests tangible features and contributions to the very early residential development and architectural history of the City. The property also meets “significant” criteria A.3, in that it incorporates architectural features and landscape elements that embody and reflect distinctive design characteristics of a particular period of time and style. In addition, this property satisfies “significance” criteria A.6, since it has been formally listed on the National Register of Historic Places. The property also retains sufficient historical integrity from its period of significance (1911, 1924), and clearly has exceptional significant architectural value to the community.



Figure 1, Source: KSM Architecture

ATTACHMENT A
National Register Form

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JUN 6 1978
DATE ENTERED NOV 15 1978

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
VIRGINIA ROBINSON ESTATE
AND/OR COMMON
VIRGINIA ROBINSON GARDEN

2 LOCATION

STREET & NUMBER
1008 ELDEN WAY
CITY, TOWN
BEVERLY HILLS
STATE
CALIFORNIA
VICINITY OF
23
CONGRESSIONAL DISTRICT
23
COUNTY
LOS ANGELES
CODE
06
CODE
037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER Botanic Garden

4 OWNER OF PROPERTY

NAME
COUNTY OF LOS ANGELES
STREET & NUMBER
383 HALL OF ADMINISTRATION, 500 WEST TEMPLE STREET
CITY, TOWN
LOS ANGELES
STATE
CALIFORNIA
VICINITY OF
90012

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
STREET & NUMBER
CITY, TOWN
STATE

LOS ANGELES COUNTY RECORDER
227 NORTH BROADWAY
LOS ANGELES
CALIFORNIA 90012

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN
STATE

POINT OF HISTORICAL INTEREST
Pending
FEDERAL STATE COUNTY LOCAL
State of California-Office of Historic Preservation
P.O. Box 2390, Sacramento, California 95811

7 DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Virginia Robinson Estate

The one-story Robinson house (1911) is of simplified Beaux Arts design, with a balustraded parapet and a central porch that is supported by paired columns and topped by urns. In the back facade are wood frame French doors and casement windows with one broad, flattened bay window. The interiors are simple with no moldings on upper walls or ceilings and simple baseboards at bottoms of walls. Decorative interest is provided by marble fireplaces and crystal chandeliers throughout. The rooms open off a central hall, though in a modified L-Shape rather than with neoclassical symmetry; the master bedroom is reached via a gallery which overlooks the back lawn.

Only two changes have been made in the house design, both under the direction of Mrs. Robinson -- to bring in more light, two windows in the library (front facade) were enlarged; to enhance party-making, a marble terrace was added to the rear of the house, outside the gallery.

Servants quarters are located in a separate building to one side of the main house, behind the kitchen. The building is Beaux Arts design of Florentine Renaissance derivation; at ground level, it is pierced by a driveway arch with a quoigned surround. On the second story is a loggia supported by pillars with simple capitals and terminated at either end by an enclosed pavillion.

Located one hundred yards to the rear of the main house is a playhouse pavillion, completed in 1924. The pavillion is a blend of Palladian and eighteenth century French influences. Tuscan columns are set in front of a screen of windows and fanlights, effecting a set of linked, overlapping Palladian windows. The mullions of the windows create lattice-like patterns which are emphasized in the interior where mock arched window frames with mullions are placed in front of mirrors.

A parapet wall of urns on plinths plus long planter boxes create a broken silhouette over the central bay of the pavillion. A shallow molding is employed as a cornice, with a dentil course beneath. There are three arches on the pavillion, set slightly forward, and in the spandrels are scrafitto-like decorations of Renaissance angels blowing trumpets.

The rear elevation of the playhouse is two stories high, the front only one story, effecting the appearance of a miniature theater stage. At the first floor level is an outsized balcony with a balustrade at the center, rounded parapet walls at the side, and enormous volutes beneath. Scrafitto panels of cherubs are found in the tympanum of the arches over a triple set of French doors.

The rooms of the playhouse are disposed symmetrically around a central hall. The windowed entry hall doors face onto a reflecting, Olympic sized swimming pool and slide open to create a gazebo effect. The pool is bordered by paths on either side with steps leading to the terrace platform on which the pavillion sits; the raised platform creates one end of the pool and is finished in a mosaic tile wainscoting pattern. Behind the entry hall is a billiard room panelled in natural wood with a dentil course and projecting entablature below the ceiling. The ceiling is coffered with the ribs molded in standard classical motifs of acanthus, egg and dart, and scroll patterns. An upstairs card room is also beautifully panelled with murals of a Pompeian grotesque theme.

There have been no structural alterations in the playhouse pavillion.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> REGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1908-1911

BUILDER/ARCHITECT Nathaneal Dryden

STATEMENT OF SIGNIFICANCE

Virginia Robinson Estate

Begun in 1908 and completed in 1911, the Beaux Arts home of Mr. and Mrs. Harry Winchester Robinson was the first residence in Beverly Hills. The architect, Nathaneal Dryden, was Mrs. Robinson's father. "In 1911, when we built the house, Beverly Hills consisted of barley fields and one small real estate office about a mile from the house," said Virginia Robinson. "My deed reads, 'the first residence in Beverly Hills.'" Though not outstanding in individual design, the Robinson house is representative of the Beaux Arts phase of architecture in Southern California. More importantly, as the first house in what was to become a highly touted social enclave, it reflects, both architecturally and socially, the historic origins of Beverly Hills.

In purely architectural terms, the highlight of the Robinson residence is the added (1924) playhouse pavillion. It and the grounds connecting it to the main house are based in conception on such late Renaissance/early Baroque buildings as the Cortile di Belvedere and the Villa Giulia, in which garden and building are integrated through terracing, steps, landscaping, and water. Outstanding detail includes the reflecting swimming pool with tiled wainscoting forming the terrace platform wall; sliding, windowed doors that open onto the pool to create a gazebo-like effect; the Tuscan columns and arches with scraffito decoration; and the split elevation of the two stories which effects an image of a miniature theater stage.

The Robinson residence is located on six (originally twenty) hillside acres which were carefully landscaped to integrate house, playhouse, and garden. Horticulture was a lifelong avocation of Mrs. Robinson. In 1911, "there was only one elderberry bush on the property," she noted; over the years, she and her husband planted extensively and supervised the creation of a series of patio gardens on the terraced hillsides. A lush palm grove, with some unusually large specimens, dominates the landscape architecture embracing the northeast portion of the main house. A wide, grassy mall connecting the main house to the playhouse pavillion delineates the palm area and is itself lined with stately Italian cypress. Completing the plantings are sixty-year old Eucalyptus trees, a hillside garden of flowers, shrubs, and fruit trees on the western third of the property, and a formal rose garden. Throughout the planted acreage, interlocking footpaths and brick stairways provide access to the remotest sections of the garden, while paved, fountained patios offer frequent resting points.

(CONTINUED)

Form No 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	

Virginia Robinson Residence
CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Harry Robinson, son of the J.W. Robinson department store founder, died in 1932. His wife of thirty years, Virginia, "because I had to do it," took over the store and served on the Board till 1962. She continued to live and entertain in the Beverly Hills home, assisted by a retinue of male servants. "I always kept a larger staff than most people," she reminisced, "...I always used to have at least four butlers." Since its construction and till the death of its mistress in August, 1977 (a few weeks before her one hundredth birthday), the Robinson residence was the focus of an active social scene. Virginia Robinson donated generously to favorite charities, particularly the Hollywood Bowl, and benefit parties and luncheons shared the spotlight continuously with purely social affairs. Mrs. Robinson was well known as a hostess who gave glittering parties. "I guess everybody in Beverly Hills has been here," she said. When the city of Beverly Hills celebrated its fiftieth anniversary in 1964, Virginia Robinson was honored as a pioneer resident. She was referred to by the local press as the "First Lady of Beverly Hills," and she deservedly earned a fifty-year reputation as one of the Southland's leading hostesses.

With her death, the city lost a dynamic representative of a bygone social era. The Robinson residence remains, however, unaltered, and in its historic integrity reflects a perfectly preserved symbol of the Beverly Hills of yesteryear.

