

Attachment 4
January 24, 2012

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE GREYSTONE MANSION AT 905 LOMA VISTA DRIVE 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. In 1926, Edward Doheny, one of the most successful oil producers of his time, gave his son Edward "Ned" Lawrence Doheny, Jr. a 12.58-acre land parcel. The creation of the grounds began in 1926, which was designed by German born landscape architect Paul Thiene. Construction of the large residence began in 1927, and was completed just over a year later at the cost of just over \$3 million. Designed by architect Gordon Kaufmann, Greystone's exterior reflects 19th century English Revival architecture. The home included 55 rooms in 46,054 square feet of living space, with living rooms, bedrooms, kitchens, and an entertainment wing consisting of a theater, bowling alley, and billiard room. Ned, his wife Lucy, and their five children moved into the mansion in late 1928. Only four months later Ned was found in the mansion in a murder suicide with his long time trusted family assistant Hugh Plunkett. In 1971, the entire site, including the mansion, was dedicated as a City of Beverly Hills public park.

Section 3. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Greystone Mansion pursuant to section 10-3-3215

B. of the Historic Preservation Ordinance, and concluded that the Greystone Mansion 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 satisfies the necessary requirements for local landmark designation. Greystone Mansion is eligible under “significance” criterion A.1, as it possesses important historical associations and sufficient contextual and architectural integrity to reflect the early residential development of large-scale estate planning in the City. It is also eligible under “significance” criterion A.2, for its direct association with Edward Doheny Sr., the initial owner of the land and developer of Greystone. Furthermore, the property is eligible under “significance” criterion A.3, because the estate (main residence, its outbuildings and landscaped grounds) embodies distinguishing design qualities, materials, workmanship, and features associated with early English Revival architecture. It is further eligible for local landmark listing under “significance” criteria A.4, as it was designed by master architect Gordon Kaufmann with the ground designed by master landscape architect Paul

Thiene. 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 (1926-1929), 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 Greystone Mansion 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 Greystone'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 English Revival architecture and other existing design concepts;
- b) the overall site that includes the main residence, as well as the firehouse, garages, gatehouse, workshops and other service structures in the lower portion of the grounds (collectively referred to as the outbuildings);
- c) the basic form, composition, shape, features and finishes on the exterior of the residence and associated outbuildings

- d) the general building materials of the main residence, which include Indiana lime stone, steel frame, reinforced concrete, brick ;
- e) the overall configuration, spatial relationships, siting, and topography of the property;
- f) the roof shape, pitch, features, textures, colors and materials of the main residence including thick rough Welsh slate shingles, patterned masonry chimneys, lead gutters, gable roofs, conical roofs atop cylindrical towers, wall dormers;
- g) the roof shape, pitch, features, textures, and materials of the outbuildings including gable roofs, wall dormers, and wood shingles;
- h) the formal gardens, landscaping and hardscape features surrounding the property;
- i) the fenestration that includes multi-pane casement, bay windows, sash, and fixed of varying size, shape, and placement;
- j) the architectural and decorative features on the site including columns, arcades, portals, wrought iron gates and fencing, fountains, paved driveways, decorative concrete balustrades and steps, monumental panel wood doors, quoining, and decorative attic vent openings in some gable ends; and
- k) the unobstructed line of sight from Doheny Road from Loma Vista Drive.

Section 8. REASONS FOR DESIGNATING THE GREYSTONE MANSIONAS A LANDMARK. The City Council finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because it possesses important historical associations and architectural integrity to reflect the early residential development of large-scale estate planning in the City, and because it is directly associated with Edward Doheny Sr., the initial owner of the land and developer of the site as well as one of the most successful oil producers of his time, and because the estate embodies the distinguishing

characteristics of a property type (a large-scale residential estate) and architectural style, early English Revival, and because the property has been formally listed on the National Register of Historic Places.

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 Greystone Mansion, 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 Greystone Mansion 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 Greystone Mansion, located at 905 Loma Vista Drive, 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 Greystone Mansion 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 Greystone Mansion 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 Greystone Mansion is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Greystone Mansion 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 Greystone Mansion as a local landmark in the City of Beverly Hills and places the Greystone Mansion on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 4, for the reasons set forth in this Resolution.

Section 13. The record of proceedings for designation of the Greystone Mansion 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.

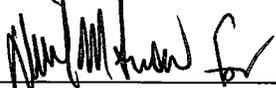
Adopted:

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

ATTEST:

(SEAL)
BYRON POPE
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 Greystone Mansion at 905 Loma Vista Drive, Beverly Hills, Prepared by Ostashay & Associates Consulting.

Memorandum

To: William Crouch, City of Beverly Hills

Date: 10/03/2012

From: Jan Ostashay, Principal OAC

Re: LANDMARK ASSESSMENT CONFIRMATION REVIEW: Doheny Estate/Greystone Mansion, 905 Loma Vista Drive, 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 905 Loma Vista Drive (501 Doheny Road). This property, referred to as the Doheny Estate or Greystone Mansion, 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

DOHENY ESTATE/GREYSTONE

Address: 905 Loma Vista Drive (501 Doheny Road)

APN: 4350-005-903

National Register Info: 760004885; Listed 1976

Significance: Architectural History, Important Personage, Architecture

Period of Significance: 1926-1929

Architect: Gordon B. Kaufmann; Landscape Architect: Paul Thiene

In 1926, Edward Doheny, one of the most successful oil producers of his time, gave his son Edward "Ned" Lawrence Doheny, Jr. a 12.58-acre land parcel. It was adjacent to the 429-acre Doheny Ranch, which was part of the original El Rancho Rodeo de las Aguas (The Ranch of the Gathering Waters). The creation of the grounds began in 1926, which was designed by German born landscape architect Paul Thiene. Construction of the large residence began in February 1927, and was completed just over a year later at the cost of just over \$3 million. Designed by architect Gordon Kaufmann, Greystone's exterior reflects 19th century English Revival architecture with two-story turrets faced with grey Indiana limestone, thick Welsh slate on the roof, five red brick chimneys, and leaded windows. The home included 55 rooms in 46,054 square feet of living space, with living rooms, bedrooms, kitchens, and an entertainment wing consisting of a theater, bowling alley, and billiard room. The estate also included tennis courts, a swimming pool, a green house, a fire station and kennels. Greystone derived its name from the greyish tint of the limestone.

Ned, his wife, Lucy, and their five children moved into the mansion in late 1928. Only four months later Ned was found in the mansion in a murder suicide with his long time trusted family assistant Hugh Plunkett. Lucy acquired the 429-acre Doheny Ranch in 1945 from Carrie Estelle Doheny (her first mother in-law). In 1954, she sold that land to Paul Trousdale who developed it as the Trousdale Estates. The remaining 18.3 acres of land, including Greystone Mansion, were sold in 1955 to Henry

Crown, a Midwest millionaire who at the time owned the Empire State Building. He never occupied the site instead he rented the estate to movie studios. The mansion remained vacant and on the verge of demolition until 1965, when the City of Beverly Hills purchased the property. The grounds were converted into a park and a site for a 19,300,000 gallon subsurface water reservoir. In 1971, the entire site, including the mansion, was dedicated as a City of Beverly Hills public park. In 1976, it was recognized for its historical and architectural significance and was placed on the National Register of Historic Places.

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 satisfies the necessary requirements for local landmark designation. Greystone Mansion is eligible under “significance” criterion A.1, as it possesses important historical associations and sufficient contextual and architectural integrity to reflect the early residential development of large-scale estate planning in the City. It is also eligible under “significance” criterion A.2, for its direct association with Edward Doheny Sr., the initial owner of the land and developer of Greystone. Furthermore, the property is eligible under “significance” criterion A.3, because the estate (main residence, its outbuildings and landscaped grounds) embodies distinguishing design qualities, materials, workmanship, and features associated with early English Revival architecture. It is further eligible for local landmark listing under “significance” criteria A.4, as it was designed by master architect Gordon Kaufmann with the ground designed by master landscape architect Paul Thiene. 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 (1926-1929), and clearly has exceptional significant architectural value to the community.



Figure 1: Source: Friends of Greystone

ATTACHMENT A
National Register Form

PH 36246X

1111 0 24

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED APR 23 1976

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

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

1 NAME

HISTORIC

Doheny Estate/ Greystone
AND/OR COMMON

Greystone Park

LOCATION

STREET & NUMBER

905 Loma Vista Drive

CITY, TOWN

Beverly Hills

STATE

California

VICINITY OF

CODE

06

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

23rd as of January 1, 1975

COUNTY

Los Angeles

CODE

29 37

CLASSIFICATION

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

OWNER OF PROPERTY

NAME

City of Beverly Hills

STREET & NUMBER

450 North Crescent Dr.

CITY, TOWN

Beverly Hills

VICINITY OF

STATE

California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Los Angeles County Records Office

STREET & NUMBER

227 N. Broadway

CITY, TOWN

Los Angeles

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The architectural style of the mansion is difficult to describe because it is a conglomeration of numerous styles. It has been described by experts as the finest example of Early Los Angeles Baronial. The walls of the mansion are three feet thick, made of Indiana Lime Stone. Greystone derived its name from the grayish tint of the lime stone. The roof of the mansion is shingled with three to four inch thick Welsh slate in various shades of red, blue, and green. The entire mansion is built around a steel frame and reinforced concrete. There are five elegant chimneys made of red brick. Each chimney uniquely sculptured in its own way. The large English styled windows are all leaded. The drainage gutters, located under the eaves of the slate roof, are made of solid lead.

The mansion contains 55 major rooms consisting of 46,000 square feet. Refinements include Italian marble floors, hand-carved balustrades, fine oak and walnut panelling, elegant chandeliers, and two regulation size bowling alleys. The two story structure is shaped around the central courtyard and fountain. The main wing faces south, overlooking the city below. The servants wing angles off the main wing in a north-east direction, and leads to the eastern courtyard. The recreation wing, which contains the bowling alleys, billiard room, and theatre, runs parallel to the main wing in a easterly direction. The recreation wing is connected to the main wing via an upstairs hallway which leads over the breezeway that gives automobiles access to the central courtyard.

The firehouse is located just off the servants wing of the mansion on the eastern courtyard. It is a two story structure made of brick. The roof is shingled in wood. The downstairs portion consists of three large stalls where fire engines were once housed. The upstairs portion consists of two small apartments.

The stables, garages, workshops, and greenhouse are located in the lower southern portion of the grounds. The buildings are all connected together, made of brick (painted white) with wood shingled roofs. The entire area consists of 15,666 square feet. The stables have stalls for seven horses, and an equipment room. The garages once housed eight automobiles. There are apartments over the garages that accommodated the mechanics. The greenhouse has a brick base with glass walls and roof.

The seven room gatehouse is located on the lower grounds on the southeast corner of the estate. It was built in the same style as the mansion (stone walls and slate roof). The 1,800 square feet structure is attached to the Doheny gate, which was once the main entrance to the estate.

The total area of the park is 18.6 acres. Sixteen of those acres consist of beautiful formal gardens, wooded areas, orchards, pools, lawns, and picturesque walkways. The gardens are also highlighted by ornate lamps, and sculptured fountains.

Greystone park and mansion is in its original condition with the exception of the following alterations. A twenty million gallon reservoir was constructed on the large lawn area above the mansion. The top of the reservoir serves as a 200 car parking lot. A small 20 car parking lot was constructed below the mansion on a flat area that was once a flower garden. The original swimming pool was converted to a shallow reflecting pool. The mansion's living room was converted into a 83 seat theatre for the American Film Institute who lease the mansion from the City of Beverly Hills.

(more on continuation sheet)

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"/> RELIGION	
<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 checked="" 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 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/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES Built from 1925-29 BUILDER/ARCHITECT Architect-Gordon B. Kaufmann
Purchased by B.H. in 1964 Builder-P.J. Walker Co.

STATEMENT OF SIGNIFICANCE

Greystone's modern history is long and colorful, beginning with the El Rancho Rodeo de las Aguas (The Ranch of the Gathering Waters) in 1852, which was owned by Maria Rita Valdez DeVilla. Just after the turn of the century, Mr. Edward Lawrence Doheny purchased approximately 600 acres of the barren foothills west of the Central Los Angeles area as a possible oil drilling site.

Mr. Doheny was an unsuccessful gold and silver prospector who arrived in Los Angeles to visit some friends and get fresh supplies just before the turn of the century. He recognized the "brae" or tar as an indication of the possibility of oil. After spending his remaining few dollars to purchase some land near the tar pits, he hand dug his oil well. This was the beginning of the fantastic fortunes for Mr. Edward Lawrence Doheny, Sr.

The foothill property in West Los Angeles proved to be a poor oil prospect, but an excellent site for a summer ranch retreat. The Doheny Family used a large portion of the land for raising orange and lemon trees. In 1925, Mr. Doheny decided to build a home for his only son, Edward Lawrence Doheny, Jr., on a 25 acre portion of the ranch. He spent over four million dollars building the 55 room mansion. The Doheny Family lived in Greystone until 1955. It was sold to the Park Greystone Corporation and subdivision seemed inevitable, but a group of concerned citizens saved this unique structure from demolition.

ARCHITECTURE-Greystone Mansion took four years to build at a cost of four million dollars. The walls, made of Indiana Lime Stone, are three feet thick. The roof is shingled with three to four inch thick Welsh slate. The entire structure is built around a gigantic steel frame that is reinforced with concrete. All of the plumbing and wiring is suspended on hing-like cables that sway (not brake) when the ground shifts. Some of the other features of the mansion include hanging ceilings, hidden panels, Italian marble, hand carved oak and walnut, leaded windows, central heat and air-cooling, dumb-waiter, bowling alleys, theatre, servants quarters, and power hoisted chandeliers. Although the mansion is most commonly referred to as Early Los Angeles Baronial in style, it does have a variety of other architectural forms, such as Gothic, English, and Italian. Greystone Mansion has been called the "pyramid of modern time."

ART-The formal gardens are complimented by many sculptured pieces of art. Some are in the form of plaques which are set into the stone walls. These plaques depict different symbolic scenes from Italian Renaissance classics. There are also some beautifully sculptured masks representing individual winds seen in early Greek ptolemaic projections. There are several Italian Renaissance fountains that seem to attract the most attention. Ornate lamps (made of solid brass and French crystal) of many different styles can be found at many different locations throughout the park. Art Festivals are held at Greystone periodically throughout the year. Many forms of painting, sculpture, and photography are demonstrated and displayed for the public's enjoyment. There are also many art classes held at Greystone. Oil painting, water color, drawing, and nature photography are the most popular.

(more on continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Knowles, Ruth Sheldon The Greatest Gamblers
New York: McGraw-Hill Book Company Inc. 1959

Miller, Lucille V. Edward and Estelle Doheny Memorial Issue
Ventura County Historical Society Quarterly, November 1960

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 18.6

UTM REFERENCES

A	11	3710000	3773300	S	11	3710000	3772760
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	11	3710620	3772760	D	11	3710620	3773300

VERBAL BOUNDARY DESCRIPTION

The boundaries of the City of Beverly Hills' Greystone Park, encompassing the last remaining 18.6 acres of the Doheny Estate, form the boundaries of this nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Loch Jones, Senior Supervisor

Pat McCormick, Park Ranger

ORGANIZATION

RECREATION DEPARTMENT OF BEVERLY HILLS

March 15, 1976

STREET & NUMBER

9268 West Third Street

TELEPHONE

CITY OR TOWN

Beverly Hills

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Herbert Phoad

4/6/76

TITLE

DATE

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<i>Loch Jones</i>	DATE <u>4/23/76</u>
DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	DATE <u>4-22-76</u>
ATTEST: <i>Charles W. ...</i>	
KEEPER OF THE NATIONAL REGISTER	

GPO 888-443

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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DATE ENTERED **APR 23 1976**

CONTINUATION SHEET

ITEM NUMBER

PAGE

7. DESCRIPTION (cont.)

The two parking lots were constructed in good taste, correlating as much as possible with the beauty of the park. There are numerous planters on the large parking lot containing both trees and plants. The restroom and reservoir entrance were made of limestone and flagstone to match the mansion. Artistic banisters were constructed around the edge of the parking lot that are almost identical to the ones in the adjoining formal gardens. There is no need to worry about the impact of the reservoir because it is underground.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

CONTINUATION SHEET	ITEM NUMBER	PAGE
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2. SIGNIFICANCE (cont.)

CURRENT STATUS- The American Film Institute (AFI) leases the mansion from the City of Beverly Hills. Established as an independent, non-profit organization by the National Endowment for the Arts, the American Film Institute's stated purpose is to preserve the heritage and advance the art of film and television in America. The headquarters of AFI is located in Washington, D.C. and Greystone Mansion is used as its Center for Advanced Film Studies. Some 90 students, known as Fellows, study full time at the Center, and are joined by hundreds of other participants in workshops, seminars, and filmmaking projects. The Fellows work in close tutorial relationships with practicing film artists and craftsmen. Fellows enroll in a two year curriculum in which they may emphasize screenwriting, directing, cinematography, or production management.

Greystone's central courtyard is used extensively for a large variety of musical concerts. The concerts have ranged from a solo guitarist to a full one-hundred piece symphony orchestra. Many of the performers come from local universities (UCLA, USC, and Mt. St. Mary's), colleges, and high schools. Some of the groups are professionals. The Beverly Hills Chamber Orchestra, Pecurka Folk Group, and the Schoenfeld String Ensemble are just a few. The central courtyard is ideal for concerts because of its fantastic acoustics and size. As many as five hundred spectators can be seated.

The pool area in the formal gardens has been the site of many theatrical productions. The area is ideal because of its dressingrooms, and natural stage location that was once used as a picnic shelter. The majority of the productions are put on by professional groups. One of the most popular groups, Theatre 40, performs from the works of William Shakespeare. Plans have been made to build a portable stage over the fountain in the central courtyard to promote a Theater-in-the-Round program.

The mansion is leased from the City by the American Film Institute as their West Coast headquarters and contains their school for students in the art of filmmaking. The mansion is open to visitors on the weekends (reservations in advance); the grounds are open as a public park 10 a.m. to 6 p.m. daily.

