

Attachment 5
January 24, 2012

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE BEVERLY HILLS POST OFFICE AT 469 N. CRESCENT 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. The site for the new post office was a parcel of land that had been purchased from the Pacific Electric Railway Company by the City of Beverly Hills as part of the master plan for the new civic center in 1930. The architect, Ralph C. Flewelling, chose the Italian Renaissance Revival style for the building to complement City Hall, which had already been designed and was under construction directly across the street to the east. Because of its location and function, the structure played an important community planning role in the development and formation of the city's civic center. The post office building was officially closed in March 1999, and all remaining post office boxes were moved to the Beverly Hills Main Post Office on Maple Drive. Today, the original Beverly Hills main post office is undergoing in-kind restoration work with a new compatible performing arts theatre structure being constructed to the east of the historic building adjacent to Crescent Drive.

Section 3. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Beverly Hills Post Office pursuant to section 10-3-

3215 B. of the Historic Preservation Ordinance, and concluded that the Beverly Hills Post Office 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. Beverly Hills Post Office is eligible under “significance” criterion A.1, for its pivotal role in community planning. The subject building was built in conjunction with the Beverly Hills City Hall, next door. Together, these buildings constitute the early formation of the City’s civic center and provided context for the urban design of the City. The property also meets the “significance” criterion A.3, because it is an important extant example of post office architecture, especially for its idiosyncratic details of the Italian Renaissance Revival applied to a classic box shape structure. It is also recognized as an outstanding example of Renaissance Revival architecture. In addition, the property is eligible for local landmark listing under “significance” criteria A.4 as well since it was designed by master architect Ralph C. Flewelling with consulting master architects Allison & Allison. And

finally, this property satisfies “significance” criteria A.6, as it has been formally listed on the National Register of Historic Places. As required, the original Beverly Hills Main Post Office building retains the historical integrity of location, materials, design, workmanship, setting, association, and feeling from its period of significance (1932 – 1934), and, as evident, possesses exceptional significant architectural value to the community.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Beverly Hills Main Post Office 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 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 Italian Renaissance Revival architecture;
- b) the overall visual character, exterior materials and craftsmanship, and important interior spaces, features, and finishes;
- c) the basic forms, scale and massing of the northern, eastern, and western elevations of the building;

- d) the façade (north elevation) of the post office building;
- e) the basic roof forms and materials that include gable with red clay tiles, flat with parapets, and copper canopy over the loading dock;
- f) the basic building materials that include brick (size, shape, material, color, course, and mortar profile), terra cotta, white glazed finish and light grey mortar on the brick;
- g) the fenestration (some with wrought iron grilles) that includes multi-pane steel-frame casement, large multi-pane steel-frame fixed and operational combo windows, smaller utilitarian metal frame windows;
- h) the exterior entrances and doors that include the three multi-panel bronze doors on the north façade with terra cotta surrounds and entrance sign, concrete terrace with balustrade, and bronze lanterns;
- i) the loading dock area and features that include the mail scale and copper canopy;
- j) the other architectural details on the exterior of the building that include terra cotta band course work, decorative cartouche, small wrought iron balcony on south side of building, and faux chimney that hides the original boiler flue;
- k) the interior lobby and foyer spatial relationships, volumes, features, design, materials and finishes that include marble-clad walls, PWA murals, post office furniture (lobby desks and plaques), tri-color marble floors, plaster cornices, metal chandeliers, marble pediments to the offices; and
- l) the unobstructed line of sight along Santa Monica Boulevard at North Canon Drive.

Section 8. REASONS FOR DESIGNATING THE BEVERLY HILLS POST OFFICE AS A LANDMARK. The City Council finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because of its pivotal role

in community planning and, together with City Hall, constitute the early formation of the City's civic center, and for its outstanding example of Renaissance Revival architecture, and for its association with master architects, and because it 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 Beverly Hills Post Office, 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 Beverly Hills Post Office 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 Beverly Hills Post Office, located at 469 N. Crescent 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 Beverly Hills Post Office

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 Beverly Hills Post Office 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 Beverly Hills Post Office is an action of the City to protect and preserve a historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Beverly Hills Post Office 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 Beverly Hills Post Office as a local landmark in the City of Beverly Hills and places the Beverly Hills Post Office on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 5, for the reasons set forth in this Resolution.

Section 13. The record of proceedings for designation of the Beverly Hills Post Office 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.

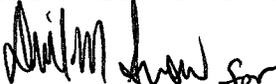
Adopted:

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 Beverly Hills Post Office at
469 N. Crescent Drive, Beverly Hills, Prepared by Ostashay &
Associates Consulting.

Memorandum

To: William Crouch, City of Beverly Hills
From: Jan Ostashay, Principal OAC

Date: 10/03/2012

Re: LANDMARK ASSESSMENT CONFIRMATION REVIEW: U.S. Post Office, Beverly Hills Main Post Office, 469 North Crescent Drive (470 North Canon 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 469 North Crescent Drive (470 North Canon Drive). This property, referred to as the U.S. Post Office, Beverly Hills Main Post Office, 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

US POST OFFICE, BEVERLY HILLS MAIN POST OFFICE

Address: 469 North Crescent Drive (470 North Canon Drive)

APN: 4343-009-902

National Register Info: 85000126; Listed: 1985

Significance: Architecture

Period of Significance: 1932-1934

Architect: Ralph C. Flewelling; Allison & Allison, consulting architects

The site for the new post office was a parcel of land that had been purchased from the Pacific Electric Railway Company by the City of Beverly Hills as part of the master plan for the new civic center in 1930. The architect, Ralph C. Flewelling chose the Italian Renaissance Revival style for the building to complement City Hall, which had already been designed and was under construction directly across the street to the east. The building is composed of a series of one and two-story masses mostly capped with gable roofs fit with red clay tiles. The exterior wall surfaces are clad in slip covered Roman brick trimmed with natural colored terra cotta quoins. The coursework of the masonry is accented by indentations corresponding to the quoins. The building's north elevation fronting Santa Monica Boulevard was designed as the ceremonial entrance to the post office. This structure is an excellent example of the work of a prominent local architect, Ralph C. Flewelling, and is an unusually lavishly ornamented 1930s-era post office. Though Flewelling was not known for his use of Renaissance Revival styles, the Beverly Hills Post Office is a sophisticated and graceful Renaissance inspired building.

Because of its location and function, the structure played an important community planning role in the development and formation of the city's civic center. Construction of the post office began in earnest in 1932 with the corner stone being laid on November 15, 1933. The building facility opened to fanfare on April 28, 1934 with an elaborate dedication ceremony and celebration. The post office served as the hub for postal operations in the City until 1960 when the letter carrier operation was moved to an annex located at 325 North Maple Drive. After the move, the post office retained service of retail sales and post

office boxes. At that time, the building underwent a major renovation, which included excavation to enlarge the basement, the infilling of skylights, and some interior modifications to the second floor. The Crescent Drive post office continued to serve citizens until 1990 when construction of a new postal facility named the Beverly Hills Main Post Office at the site of the old Maple Drive annex was completed. Upon completion, almost all postal services moved to the new location and the Crescent Drive post office was declared excess by the U.S. Postal Service. When the structure was made available to various government agencies, the City of Beverly Hills purchased the property. The City then awarded the Beverly Hills Cultural Center Foundation (now known as the Wallis Annenberg Center for the Performing Arts), a long-term lease for the entire parcel, with the provision that the historic post office be rehabilitated and adaptively used to create a new cultural center for the performing arts. The post office building was officially closed in March 1999, and all remaining post office boxes were moved to the Beverly Hills Main Post Office on Maple Drive. Today, the original Beverly Hills main post office is undergoing in-kind restoration work with a new compatible performing arts theatre structure being constructed to the east of the historic building adjacent to Crescent Drive.

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. Beverly Hills Post Office is eligible under “significance” criterion A.1, for its pivotal role in community planning. The subject building was built in conjunction with the Beverly Hills City Hall, next door. Together, these buildings constitute the early formation of the City’s civic center and provided context for the urban design of the City. The property also meets the “significance” criterion A.3, because it is an important extant example of post office architecture, especially for its idiosyncratic details of the Italian Renaissance Revival applied to a classic box shape structure. It is also recognized as an outstanding example of Renaissance Revival architecture. In addition, the property is eligible for local landmark listing under “significance” criteria A.4 as well since it was designed by master architect Ralph C. Flewelling with consulting master architects Allison & Allison. And finally, this property satisfies “significance” criteria A.6, as it has been formally listed on the National Register of Historic Places. As required, the original Beverly Hills Main Post Office building retains the historical integrity of location, materials, design, workmanship, setting, association, and feeling from its period of significance (1932-1934), and, as evident, possesses exceptional significant architectural value to the community.



ATTACHMENT A
National Register Form

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Beverly Hills Main Post Office is a textbook example of the Renaissance Revival style. The front elevation is marked by alternately arched and triangle-pedimented windows, and a rusticated terracotta beltcourse and quoining. The lobby is finished with marble veneer, and has a verde marble floor. Several Treasury Section of Fine Arts murals are placed in the public lobby.

LOCAL CONTEXT

Beverly Hills is an incorporated city of 32,000 located in the western portion of Los Angeles County. Famous worldwide as a wealthy residential enclave within the Los Angeles metropolis, the city was founded by the Rodeo Land and Water Company as "City for the Swell" and incorporated in 1914.

Will Rogers, in a 1930 letter to Secretary of the Treasury Andrew Mellon, asked for a new Beverly Hills post office, as "...we are getting a lot of mail out here now, and they are handling it in a tent". Whatever real impact his request had, he is locally credited with winning the new facility from Washington, D.C.

Directly east of the post office site is the Beverly Hills City Hall- a classic Spanish Renaissance structure built in 1932 and designed by William J. Gage in a magnificent style not typical of those Depression-era days.

No known archaeological resources exist within or adjacent to the subject property. Sub-surface investigation or additional research does not appear justified.

Information concerning use of the subject site prior to the post office was not available.

PHYSICAL APPEARANCE

This building is an outstanding example of Renaissance Revival (1840-1890), although constructed in 1933. The main elevation includes a partial second story containing functional support areas and lobby clerestory. A single-story workroom wing is perpendicular to this main element. There is a large basement below the workroom wing.

Constructed of poured concrete with Roman brick and terracotta facing, the building is finished throughout in marble veneer and plaster. The public lobby is floored with black and verde gree marble. Lobby walls are beige marble veneer capped by an ornamental plaster cornice. A full vaulted ceiling crowns the public lobby area. The post-master's office is panelled in walnut.

Special features of the exterior include:

- o Rusticated terracotta quoins and beltcourse;
- o Architrave trimmed entries and windows with pedimented and segmental frontispieces; and
- o Multilight window sashes.

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

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Beverly Hills MPO ITEM NUMBER 7, 8 PAGE one

Item #7

Smaller, square windows of the upper story.

ALTERATIONS

The exterior service courtyard was renovated in the late 1960s. Additional land between Burton Way and the original site has been converted to a public parking area for postal customer convenience.

Item #8

the same point in time, and in compatible architectural styles. Their relative locations and landscaping create a Civic Center, and sense of place for the entire downtown area.

ART

The murals in the lobby of the Beverly Hills Main Post Office are not individually significant as art. They are important, however, as examples of the style and accepted iconology of murals produced for post offices in California in general. Too, the murals derive most of their meaning from their Southern California context, and would suffer if moved from their original location.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 See below. BUILDER/ARCHITECT **Ralph C. Flewelling; Allison and Allison, Consulting Architects**

STATEMENT OF SIGNIFICANCE (Site acquired April, 1932; occupied April, 1934.)

This building is an excellent example of the work of a prominent local architect, Ralph C. Flewelling, and is an unusually lavishly ornamented 1930s-era post office. Though Flewelling was not known for his use of Renaissance Revival styles, the Beverly Hills Post Office is a sophisticated and graceful Renaissance building. The structure also plays an important urban design role in the city's civic center.

ARCHITECTURE

Flewelling was a locally prominent and prolific architect. Allison and Allison was a prominent Los Angeles architectural office from the late teens through the 1930s. They specialized in school architecture, and much of Ralph C. Flewelling's early work with the firm was involved with schools and universities. He designed UCLA's Women's Gymnasium in 1932, and USC's Art and Architecture Building in 1931. Most of these early designs were in the Northern Italian Romanesque style, although the architect later designed International Style and Renaissance Revival buildings with equal ease. He later formed his own office in Los Angeles: "Ralph C. Flewelling and Associates, Architects".

The Renaissance Revival styling of this building is important in the context of the architect's work: it is the only known example of Renaissance Revival he designed.

As per National Register Criterion C, the structure contains high artistic values as a successful interpretation of early Italian Renaissance forms and detailing. Considering the limitations imposed by post office operational requirements, the overall volumetric massing is exceptionally elegant.

The building is an important example of the post office as a type; especially in its idiosyncratic use of the Renaissance Revival applied to a classic box. Federal design tended toward conservatism and this tendency is expressed in this building. Finally, this building is significant as an example of the second type of post office considered in this report, as described in the cover document.

COMMUNITY PLANNING

The Beverly Hills Main Post Office takes on significance in the urban design of the city when considered in relation to the Beverly Hills City Hall directly across the street to the east of the post office. The two buildings were constructed essentially at

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Allison and Allison, "U.S. Post Office Buildings", Architectural Record, Vol. 72, Sept. 1932; Morros, Irving F., "Recent Architecture of Allison and Allison", Architect and Engineer, Vol. 191, Dec. 1952; "Office of Ralph C. Flewelling and Associates, Architects", Pencil Points, Vol. 28, Aug. 1947; Hamlin, T.F., "Prize-Winning Buildings of 1931", Architectural Record, Vol. 71, Jan. 1932.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.5

UTM REFERENCES

A	1, 1	3, 7, 0, 6, 1, 0	3, 7, 17, 0, 18, 4, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The site is located on a portion of the Rancho Rodeo de Las Aguas, portion of Block D, portion of Lot A; Los Angeles County Assessor Map Book 4343, page 9, parcel 902. The triangular site has a frontage of approximately 312' along Santa Monica Boulevard, 220' along Crescent Drive, and 385' along the southern property line.

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

STATE	NA	CODE	NA	COUNTY	NA	CODE	NA
STATE	NA	CODE	NA	COUNTY	NA	CODE	NA

11 FORM PREPARED BY

NAME / TITLE

Doug Robertson, Planner

ORGANIZATION

Beland/Associates, Inc.

DATE

April 27, 1984

STREET & NUMBER

16 S. Oakland Avenue, Suite 204

TELEPHONE

(818) 796-8093

CITY OR TOWN

Pasadena

STATE

California

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES___ NO___ NONE___

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ___ National ___ State ___ Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

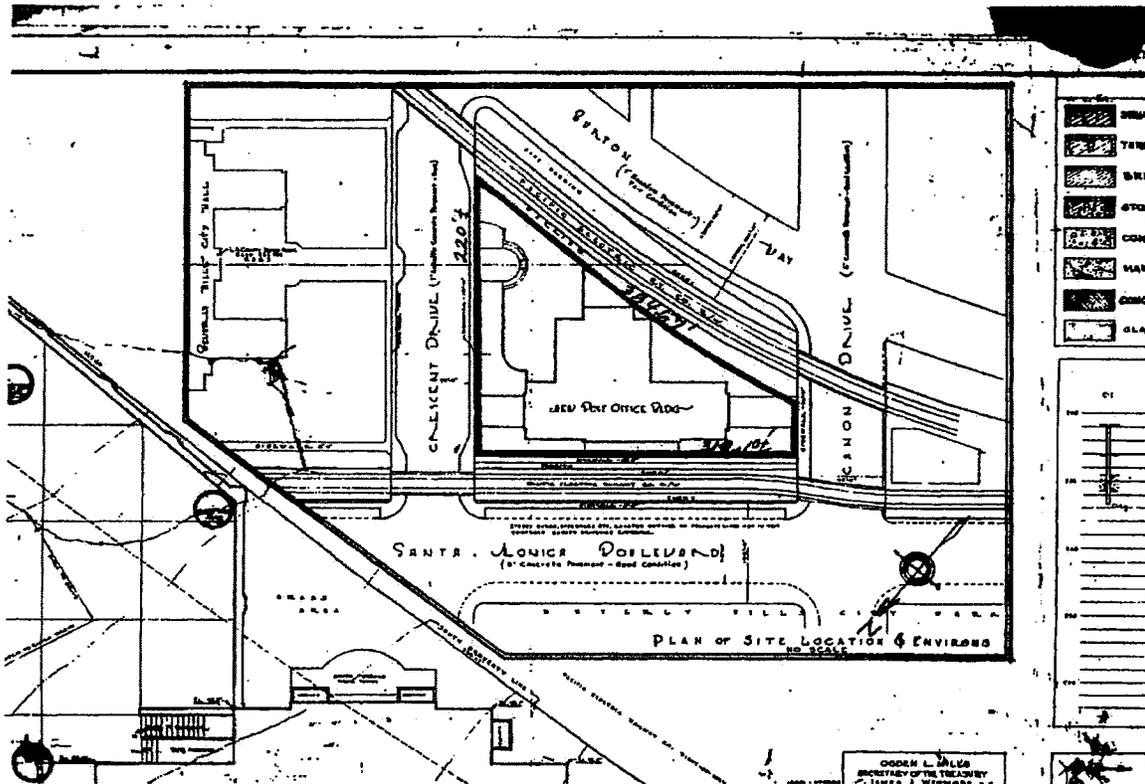
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CONTINUATION SHEET Beverly Hills ITEM NUMBER 10 PAGE two

Note: Post office site outlined in red.

Source: United States Postal Service, "Approach Plan" 1933,
Beverly Hills Post Office, 469 N. Crescent Drive,
Beverly Hills, Calif. 90213.



Form No 10 300a
 (Rev 10 /41)

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CONTINUATION SHEET ITEM NUMBER PAGE

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.

