



## AGENDA REPORT

**Meeting Date:** February 19, 2013  
**Item Number:** D-1

**To:** Honorable Mayor & City Council

**From:** William R. Crouch, AIA, NCARB, AICP, LEED (AP), Urban Designer

**Subject:** THREE RESOLUTIONS OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THREE PROPERTIES AS LOCAL LANDMARKS AND PLACING THESE PROPERTIES ON THE LOCAL REGISTER OF HISTORIC PROPERTIES.

**Attachments:**

1. Criteria for Designating Local Landmarks
2. Resolution Designating The Witch's House as a Local Landmark,
3. Resolution Designating the Waverly Mansion as a Local Landmark,
4. Resolution Designating Hilton Office Building as a Local Landmark,
5. Recommendations of the Cultural Heritage Commission and Commission Staff Reports

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### **RECOMMENDATION**

The following three Local Landmark Nominations are being forwarded to City Council on the recommendation of the Cultural Heritage Commission and at the request of the property owners: (1) The Witch's House, 516 N. Walden Drive; (2) Waverly Mansion, 9401 Sunset Blvd; (3) Hilton Office Building, 9990 Santa Monica Blvd.

## **INTRODUCTION**

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

## **BACKGROUND**

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

Three historic properties have undergone a review of documentation process by the City's historic consultant and have been deemed eligible as local landmarks. Staff and the Cultural Heritage Commission have the owners' full support in bringing each of these properties to City Council for designation as local Landmarks.

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

### Properties Currently Proposed for Designation as Local Landmarks:

1. The Witch's House at 516 N. Walden Drive,
2. Waverly Mansion at 9401 Sunset Blvd.,
3. Hilton Office Building at 9990 Santa Monica Blvd.

## **DISCUSSION**

On September 4, 2012, the Cultural Heritage Commission initiated nomination proceedings for these three properties and requested a Landmark assessment report be prepared in each case to determine if the properties met the City's criteria for designation as local Landmarks based on the criteria provided in the chart on the following page.

On January 9, 2013 the Cultural Heritage Commission considered Landmark Assessment Reports for the three properties along with other evidence, and recommended that the City Council designate the properties as local Landmarks and include them on the City's Register of Historic Places.

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

Criteria Satisfied for Local Landmark Designation

Property Name	Criterion	Description
The Witch's House	A.1	Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of master Architects and possesses high artistic or aesthetic value,
	B	Retains integrity of location, design, setting, materials, workmanship, and association,
	C	Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance.
Waverly Mansion	A.1	Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community,
	A.2	Is directly associated with the lives of Significant Persons important to national, state, City or local history,
	A.3	Embodies the distinctive characteristics of a style, type, period, or method of construction,
	A.4	Represents a notable work of a person included on the City's List of Master Architects and possesses high artistic or aesthetic value,
	B	Retains integrity of location, design, setting, materials, workmanship, and association,
	C	Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance.
Hilton Office Building	A.1	Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community,

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- A.2 Is directly associated with the lives of Significant Persons important to national, state, City or local history,
  - A.3 Embodies the distinctive characteristics of a style, type, period, or method of construction,
  - A.4 Represents a notable work of a person included on the City's List of Master Architects and possesses high artistic or aesthetic value,
  - B Retains integrity of location, design, setting, materials, workmanship, and association,
  - C Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance.
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All three properties meet the necessary requirements for local landmark designation. With City Council designation, the three properties would be placed on the Local Register of Historic Properties in the order in which they were originally constructed:

<u>Property Name</u>	<u>Proposed Local Landmark Designation</u>
The Witch's House, 1920	No. 8
Waverly Mansion, 1925	No. 9
Hilton Office Building, 1957	No. 10

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

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

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

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

applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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

### **GENERAL PLAN CONSISTENCY**

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

### **ENVIRONMENTAL DETERMINATION**

Designation of The Witch's House, Waverly Mansion, and the Hilton Office Building as local historic landmarks was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that the landmark designations and the inclusion of the three properties would not have a significant environmental impact and are exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that designation will have a significant effect on the environment, as no specific development is authorized by the resolutions, and any future development would require separate environmental analysis when the details of such proposals are known. Further, the landmark designation of the properties is an action of the City to protect and preserve historic resources.

### **PUBLIC COMMENT**

Notice of the public hearing for landmark designation by City Council was provided to the property owners of the three properties on January 31, 2013. As of the writing of this agenda report, no public comments have been received.

Notice of the Cultural Heritage Commission's public hearings was provided to the property owners on September 6, 2012 and October 12, 2012. No public comments were provided during those public comment periods.

### **FISCAL IMPACT**

There are no fiscal impacts associated with this report.

Susan Healy Keene, AICP, Director of Community  
Development

  
Approved By \_\_\_\_\_