

ATTACHMENT 5



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 485-1141 FAX. (310) 858-5966

Cultural Heritage Commission Report

Meeting Date: January 09, 2013

Subject: Nomination for inclusion onto Local Register of Historic Properties for the Witch's House at 516 N. Walden Drive, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the Witch's House at 516 N. Walden Drive, Beverly Hills as a local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for this property and confirms it is eligible for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending that the City Council designate the Witch's House at 516 N. Walden Drive as a Landmark on the Local Register of Historic Properties.

The Witch's House
516 N. Walden Drive
NRHP Code 3S. Appears
Eligible for National
Register.



Attachment(s):

1. Consultants Historic Assessment Report
2. DPR Survey Forms
3. Resolution

Report Author and Contact Information:

William Crouch, AIA, AICP
Urban Designer
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BACKGROUND

At the meeting of September 4, 2012 the Cultural Heritage Commission initiated nomination proceedings for the Witch's House at 516 N. Walden Drive, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Witch's House for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owner of the Witch's House at 516 N. Walden Drive, Beverly Hills was notified in writing that the Cultural Heritage Commission would consider nomination of the Witch's House as a local historic landmark on January 9, 2013. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Witch's House, 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 Witch's House 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. It can be seen with certainty that there is no possibility that the designation of the Witch's House 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 Witch's House is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Witch's House at 516 N. Walden Drive, Beverly Hills, 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.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Witch's House at 516 N. Walden Drive, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Witch's House at 516 N. Walden Drive, Beverly Hills as a local Landmark.

Report Reviewed By:

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. 14

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE WITCH'S HOUSE AT 516 N. WALDEN DRIVE, BEVERLY HILLS AS A LANDMARK INCLUDED ON THE LOCAL 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. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Witch's House located at 516 N. Walden Drive, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the Witch's House warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On January 9, 2013 The Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for the Witch's House incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Witch's House as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. BACKGROUND. One of the most unusual structures in Beverly Hills is the residence at 516 Walden Drive. Designed by Harry Oliver for Willat Productions in Culver City, the dwelling was originally used as a production (editing) office, movie set, and dressing rooms for that studio. In 1924, it was moved to its current location to serve as a residence for Ward Lascelle. Designer Oliver was an art director who won several awards for set design, among them two Oscars for “Seventh Heaven” (1929) and “Street Angel” (1930). The Witch’s House, as it is officially and unofficially known, is a fanciful Hansel and Gretel style adobe with appropriate landscaping. It is an early example of adaptive reuse.

In 1921, Carl A. Willat, one of the developers of Technicolor, along with his brother Irvin Willat, a motion picture director, built a new movie studio for the production company in Culver City.¹ The Willat Productions studio (also referred to as Willat Studio) was located along West Washington Boulevard and what was once the Venice Short Line stop. At this time there were almost a half a dozen studios in Culver City and the Willats wanted theirs to look different. They called upon their art director Harold G. Oliver to design the studio, including the witch’s cottage office building. Oliver was a recognized art and technical director in the industry during the 1920s and 1930s. He later went on to win two Academy Awards for his art direction and also designed the Van de Kamp company’s windmill logo and headquarters in Los Angeles. Irvin Willat, overseeing much of the production and editing at the studio, abandoned the movie mogul life in 1923 and went back to directing. Two years later the brothers sold their studio to a developer who in turn sold it to Ward Lascelle and his wife Lilian. Ward Lascelle (1882-1941) was an independent silent motion picture producer who knew the Willats directly. He arranged for the relocation of the subject property from Culver City to 516 Walden Drive, Beverly Hills

¹ LAT. “New Studio to be Erected at Culver City.” December 19, 1920, pg. V3.

by obtaining the necessary building permits and preparing the site for the moved structure. A new two-car garage was built at the back of the new site in 1924 at a cost of approximately \$400. For the next several years they made very little changes to the property. The Lascelles owned and occupied the property up through 1941, when Ward Lascelle passed away. Lilian Lascelle, now widowed, remained in the house and eventually remarried in the late 1940s. She and Louis Spadina, her new husband, lived in the property for the next twenty years or so. They sold the property to Martin and Doris Green in 1965 and the Spadina's moved to the Stockton area of northern California. The Green's raised a family there, and out of necessity added a 1500 square foot, one-story addition at the rear of the property in 1966. Designed in a sympathetic manner, compatible with the Storybook style the long rectangular shape addition was erected at a cost of approximately \$20,000. The work included the removal of the original 1924 garage and featured stucco sheathing, an irregular gable roof line and dormers, and multi-pane windows, as well as a built-in two-car garage off the back alley. Because of the addition's location on the lot and being well screened by a tall stuccoed walls and mature landscaping it is not evident from the public right-of-way. The Green's put the property up for sale in 1987, and later offered the house to the Culver City Historical Society if they could find a piece of land to put it on. After years of neglect, the property was eventually purchased by a sympathetic buyer who meticulously rehabilitated the entire site in a manner that retained the charm and all of the architectural features that defined the property as the Witch's House.

Section 5. 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. The Witch's House is eligible under

“significance” criterion A.1, and 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. The subject property truly exemplifies special elements of a unique period in the City’s evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the “Hansel and Gretel” Storybook style. A style so widely recognized in the City because of this one particular property. It is also one of the earliest, if not the earliest, examples of preservation and adaptive re-use in the City, having been relocated from a movie studio in Culver City and re-used as single-family residence in the 1920s. Its association with Willat Productions and function as a production office, dressing rooms, and movie set further associates the property with the early film industry in southern California. In consideration of eligibility, the property does satisfy this criterion.

The Witch’s House is eligible under “significance” criterion A.3. The property embodies the distinctive characteristics of a style, type, period, or method of construction. The property is one of the best extant examples of Storybook architecture in the country. It has been recognized, documented, and photographed in countless newspapers, magazines, books and websites because of its unique architecture and unusual history. The design, materials, workmanship, setting, and overall character of the site together reflect the quintessential “Hansel and Gretel” Storybook style. The Witch’s House, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. Though having been rehabilitated in-kind, the property continues to appear almost identical as to when it was relocated to its current location from Culver City in 1924. Key features of the Storybook architectural style incorporated in the

property include the building's unique roof line and pitch, roofing material, roof eaves, irregular brick and stucco chimney flues, gabled dormers, irregular trowel finish stucco siding material, awkwardly placed fenestration of multi-pane casements some with shutters, and the rich textures and finishes evident on the exterior of the building. In addition, the landscape features, which include a moat; witch's landing; boardwalk; wood bridge; picket fence with stone and mortar piers; oddly shaped plank gate; overrun vegetation of shrubs, flowers, bushes and other plantings; rock outcroppings; curved paved walkway path from front sidewalk to front door (over the bridge); and ironwork hardware on the gates, fences, doors and windows also help to further define and reflect the distinctive characteristics of the Storybook style. In review, the subject property is eligible for local landmark designation under this criterion.

The Witch's House is eligible under "significance" criterion A.4. The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value. This property is not the representative work of a master architect nor was it designed by a person on the City's List of Master Architects. The structure was designed by Harry Oliver, who was the art director at Willat Production, a movie studio in Culver City. Despite lacking association with a notable architect, the property does possess high artistic and aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property does satisfy this criterion.

The Witch's House is eligible under "significance" criterion B because the property retains integrity from its period of significance, from 1921 to 1924; when the property was built and extending through to when it was relocated to Beverly Hills. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association.

The Witch's House is eligible under "significance" criterion C because 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 purposes of the City's historic preservation ordinance.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK

DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Witch's House 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.

Character-defining features associated with the subject property include its prominent location at the corner of Walden Drive and Carmelita Avenue; the basic asymmetrical form, height, shape, mass and composition of the dwelling in relationship to its front yard and immediate environment; physical attributes that define the Storybook architectural style. Those features on the house and front yard that reflect and define the Storybook style include, but are not limited to, the property's unique roof line and pitch, roofing material, roof eaves, irregular brick and stucco chimney flues, gabled dormers, irregular trowel finish stucco siding material, awkwardly placed fenestration of multi-pane casements some with shutters, and the rich textures and finishes evident on the exterior of the building. Landscape features include a moat; witch's

landing; boardwalk; wood bridge; picket fence with stone and mortar piers; oddly shaped plank gate; overrun vegetation of shrubs, flowers, bushes and other plantings; rock outcroppings; curved paved walkway path from front sidewalk to front door (over the bridge); and ironwork hardware on the gates, fences, doors and windows.

Section 7. REASONS FOR DESIGNATING THE WITCH'S HOUSE A LANDMARK. The Cultural Heritage Commission finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because the Witch's House satisfies the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. The design, materials, workmanship, setting, and overall character of the site together reflect the quintessential "Hansel and Gretel" Storybook style. The property is one of the best extant examples of Storybook architecture in the country and embodies the distinctive characteristics of its particular style, period of time, and method of construction. Further, the Witch's House possesses high artistic and aesthetic value since it so fully articulates the design theories of the Storybook style in its architecture and art forms. Each of the foregoing reasons supports the conclusion that designating the Witch's House a landmark is warranted.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). 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 and Guidelines) are

incorporated as reference. 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. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of the Witch's House located at 516 N. Walden 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 Witch's House 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. It can be seen with certainty that there is no possibility that the designation of the Witch's House may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Witch's House is an action of the City to protect and preserve an historic resource.

Section 10. GENERAL PLAN CONSISTENCY. Designation of the Witch’s House 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 11. The Cultural Heritage Commission hereby recommends that the City Council designate the Witch’s House as a local landmark in the City of Beverly Hills and place the Witch’s House on the City of Beverly Hills Local Register of Historic Properties.

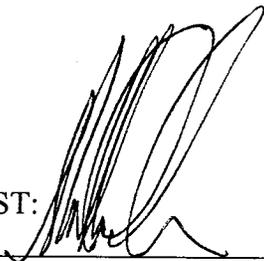
Section 12. The record of proceedings for designation of the Witch’s House as a local landmark included on the City’s Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: January 9, 2013.

ATTEST:

Secretary

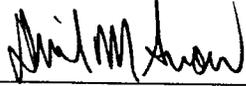


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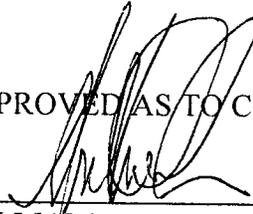
NOAH FURIE
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

Exhibit A – Landmark Assessment and Evaluation Report and Attachments.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

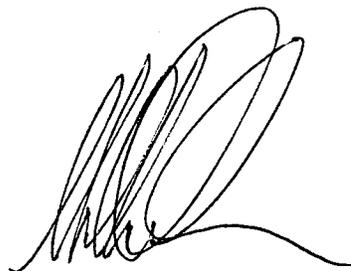
I, WILLIAM R. CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer for the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 14 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on January 9, 2013, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Greer, Pynoos, Beck, Vice Chair Waldow, and Chair Furie.

NOES: None.

ABSENT: None.

ABSTAIN: None.



WILLIAM R. CROUCH, AIA, AICP
Secretary of the Cultural Heritage
Commission / Urban Designer
City of Beverly Hills, California



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 485-1141 FAX. (310) 858-5966

Cultural Heritage Commission Report

Meeting Date: January 09, 2013

Subject: Nomination for inclusion onto Local Register of Historic Properties for Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills as a local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for this property and confirms it is eligible for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending that the City Council designate Waverly Mansion at 9401 Sunset Boulevard, as a Landmark on the Local Register of Historic Properties.

1926 Christie Estate,
Waverly Mansion at
9401 Sunset Blvd.



Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

Report Author and Contact Information:

William Crouch, AIA, AICP
Urban Designer
(310) 285-1116
wcrouch@beverlyhills.org

BACKGROUND

At the meeting of September 4, 2012 the Cultural Heritage Commission initiated nomination proceedings for Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for Waverly Mansion for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owner of Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills was notified in writing that the Cultural Heritage Commission would consider nomination of the Hilton Office Building as a local historic landmark on January 9, 2013. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of Waverly Mansion, 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 Waverly 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. It can be seen with certainty that there is no possibility that the designation of Waverly 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 Waverly Mansion is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills 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.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate Waverly Mansion at 9401 Sunset Boulevard, Beverly Hills as a local Landmark.

Report Reviewed By:

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. 16

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE WAVERLY MANSION AT 9401 SUNSET BOULEVARD, BEVERLY HILLS AS A LANDMARK INCLUDED ON THE LOCAL 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. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Waverly Mansion located at 9401 Sunset Boulevard, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Waverly Mansion warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On January 9, 2013 The Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for Waverly Mansion incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate Waverly Mansion as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. BACKGROUND. The original building permit dated November 12, 1925, indicates that the foundation for Waverly Mansion was poured in late 1925. The massive Tudor style house was built early the following year. The permit for the residence lists the owners as Charles and Al Christie of Los Angeles and the architect as Leland F. Fuller. Erected in 1926, the large two-story, single-family property was originally situated on 5 acres of land (since partially subdivided) at the northwest corner of Hillcrest Road and Sunset Boulevard. Prior to the re-numbering of most streets in the city, the original address assigned to the property was 501 Sunset Boulevard. It was later changed in the early 1940s to its current mailing address. With an irregular footprint (a bent T-shaped plan) the monumental structure is capped by steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane. The wood-frame building is sheathed with half-timbered stucco on the upper story and red brick veneer on the lower. Several tall brick chimney stacks, some paired with chimney pots, emerge from the roof plane. Small-paned casement windows are set up under the eaves on the second floor and framed in stone on the first floor. Fenestration also includes elongated multi-pane bay windows and arched shape casements, of varying size and shape. Some windows and door openings are framed by stone tabbed (quoined) surrounds. Some gables are edged by decoratively sawn bargeboards and accented by pendants.

Built at a cost of roughly \$90,000 (though the Los Angeles Times states \$150,000), the residence included 20 rooms, a proposed building size of approximately 130 feet by 100 feet and 35 feet high, and manicured landscaping.¹ The referenced Los Angeles Times article also stated that "...the plan for house of the English manor type would include a large living room, reception

¹ *Building Permit 4517, November 12, 1925.*

room, library, dining room, private office, and two-story entry hall.”² The interior spaces of the second floor included accommodations for seven master bedrooms and baths, each with sitting rooms and a guest gallery. A clubhouse, swimming pool with dressing rooms, servants’ quarters and garages were added a few months later in mid-1926. An enclosed dog kennel with kitchen measuring approximately 10 feet by 28 feet was added to the property in 1927. Other Tudor style decorative features on the main building residence, garage/servants’ quarters, throughout the grounds, and perimeter brick walls include patterned stonework and brickwork, cast stone trim, the use of multiple materials on exterior wall surfaces, overhanging gables and second floors, ornamental strapwork around monumental entry porch, and varied eave-line heights.

The formal landscaping throughout the site was initially designed by landscape architect Charles Gibbs Adams. The grounds are landscaped with tall mature trees, thick trimmed hedges, pruned shrubs, and gently rolling well-manicured lawns. Hardscape features include brick perimeter walls, fountain and ponds with bridges, low-profile concrete steps, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house, and a secondary driveway approach off Hillcrest Road that leads directly to the garage structure at the west side of the parcel. At the northwest corner of the property is a non-original tennis court and swimming pool.

Section 5. 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. Waverly Mansion is eligible under “significance” criterion A.1, and is identified with important events in the main currents of

² *Los Angeles Times*. “Residence Being Built for Charles and Al Christie: Begin Work on Christie Residence.” November 15, 1925, p. E5.

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. Waverly Mansion eloquently exemplifies elements of the early architectural history and residential development of Beverly Hills, in that the dwelling and associated improvements so highly manifest the Tudor style and single-family residence property type in its design, composition, workmanship, materials, and association. In addition, the property symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. Set upon five acres of land, the property was designed with a main residence; separate servants' quarters and garages; a monumental driveway approach off Sunset Boulevard; and landscaped grounds with fountains, ponds, bridges, paved walkways and steps, along other design elements. In addition, the property physically and visually memorializes the lifestyle of the early film industry pioneers of the 1920s. The subject property was constructed in 1926 for Charles and Alfred Christie of the Christie Film Company. Hence, the property is associated with the early film industry in southern California. Together, the property satisfies this landmark criterion.

Waverly Mansion is eligible under "significance" criterion A.2, and is directly associated with the lives of Significant Persons important to national, state, City or local history. The subject property satisfies this criterion as it is directly associated with two prominent members of the early film industry in California. Charles and Al Christie were instrumental in developing and producing a vast array of comedy films during the early days of motion pictures. Waverly Mansion is exemplary of the lifestyle of the film industry pioneers in the 1920s. Therefore, the subject property is eligible for local landmark designation under this criterion.

Waverly Mansion is eligible under “significance” criterion A.3, and the property embodies the distinctive characteristics of a style, type, period, or method of construction. Waverly Mansion thoroughly embodies the distinguishing design characteristics associated with the Tudor style of architecture. The residence and its grounds remain substantially intact today, and together represent an outstanding and rare extant example of the Tudor idiom along Sunset Boulevard. The materials, workmanship, design, setting, and overall character of the site epitomize the Tudor style so greatly associated with the wealthy and elite in its early years of popularity. Therefore, Waverly Mansion appears eligible for local landmark designation under this criterion.

Waverly Mansion is eligible under “significance” criterion A.4, and the property represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value. The design of the subject property was by local architect Leland F. Fuller. While Fuller designed the monumental Waverly Mansion, it appears his portfolio of work is not highly recognized by his peers. Little information on Fuller or his work could be found during the current research efforts for this evaluation and assessment report. In addition, Leland F. Fuller is not listed on the City’s List of Master Architects. Hence, there is no information to suggest that Leland F. Fuller should be considered a master architect, particularly in association with this property. As for the property possessing high artistic or aesthetic value, it does appear that Waverly Mansion is a fine example of an interwar period estate that sought to unify and harmonize the natural and built environment of the site. The formal landscaping throughout the site was initially designed by landscape architect Charles Gibbs Adams who is included on the City’s List of Master Architects. The design and function of the landscaped grounds further complement and express the aesthetic ideal of estate planning. In addition, the property so fully

articulates the classic expression of the design theories of the Tudor style that it possesses high artistic and aesthetic value. The property therefore satisfies this particular criterion.

Waverly Mansion is eligible under “significance” criterion B because the property retains integrity from its period of significance, 1925 to 1932. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association.

Waverly Mansion is eligible under “significance” criterion C because 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 purposes of the City’s historic preservation ordinance.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Waverly Mansion 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. Character-defining features associated with the subject property include, but are not limited to, the irregular footprint (a bent T-shaped plan) of the main residence; the steep cross-hipped roofs of slate with varying size gabled dormers along portions of the roof plane; the half-timbered stucco material on the upper story and red brick veneer on the lower level; the tall brick chimney stacks, some paired with chimney pots; small-paned casement windows some framed in

stone on the first floor; other fenestration such as elongated multi-pane bay windows and arched shape casements of varying size and shape; windows and door openings framed by stone tabbed (quoined) surrounds; decoratively sawn bargeboards and accented pendants; patterned stonework and brickwork; cast stone trim; the use of multiple materials on exterior wall surfaces; overhanging gables and second floors; ornamental strapwork around monumental entry porch; and the varied eave-line heights on the main residence. Character-defining out-features include the adjacent Tudor inspired garage and servants' quarters; the rolling landscaped grounds with tall mature trees, thick trimmed hedges, pruned shrubs, and well-manicured lawns; and complementary hardscape features such as the brick perimeter walls, fountains and ponds with bridges, low-profile concrete steps throughout estate, decorative iron gates and formal paved driveway approach from the corner of Hillcrest Road and Sunset Boulevard to the house.

Section 7. REASONS FOR DESIGNATING WAVERLY MANSION A LANDMARK. The Cultural Heritage Commission finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because it exemplifies elements of the early architectural history and residential development of the City. The property also symbolizes a period in the city when large-scale estate planning of land was for the highly elite and wealthy. It also visually and physically memorializes the lifestyle of the early film industry pioneers of the 1920s in that Waverly Mansion is directly associated with Alfred and Charles Christie, proprietors of the Christie Film Company. The Christie brothers were instrumental in developing and producing an array of comedy films during the early days of motion pictures. Their grand residence, Waverly Mansion, physically manifests the lifestyle of these early motion picture producers.” In addition, the subject property embodies the distinctive

characteristics of the Tudor style as evident in estate planning and residential design. The materials, workmanship, design, setting, and overall character of the site so eloquently epitomize the Tudor style once associated with the wealthy and elite in its early years of popularity. Waverly Mansion clearly possesses high artistic and aesthetic value since it so fully articulates the classic expression of the design theories of the Tudor style.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). 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 and Guidelines) are incorporated as reference. 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. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of the Waverly Mansion located at 9401 Sunset Boulevard, 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 Waverly 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. It can be seen with certainty that there is no possibility that the designation of Waverly Mansion may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Waverly Mansion is an action of the City to protect and preserve an historic resource.

Section 10. GENERAL PLAN CONSISTENCY. Designation of Waverly 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 11. The Cultural Heritage Commission hereby recommends that the City Council designate Waverly Mansion as a local landmark in the City of Beverly Hills and place Waverly Mansion on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of Waverly 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 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

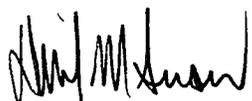
Adopted: January 9, 2013.


ATTEST _____ (SEAL)
Secretary



NOAH FURIE
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

Exhibit A – Landmark Assessment and Evaluation Report and Attachments.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM R. CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer for the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 16 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on January 9, 2013, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Greer, Pynoos, Beck, Vice Chair Waldow, and Chair Furie.

NOES: None.

ABSENT: None.

ABSTAIN: None.



WILLIAM R. CROUCH, AIA, AICP
Secretary of the Cultural Heritage
Commission / Urban Designer
City of Beverly Hills, California



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 485-1141 FAX. (310) 858-5966

Cultural Heritage Commission Report

Meeting Date: January 09, 2013

Subject: Nomination for inclusion onto Local Register of Historic Properties for the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills as a local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for this property and confirms it is eligible for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending that the City Council designate the Hilton Office Building at 9990 Santa Monica Boulevard, as a Landmark on the Local Register of Historic Properties.

Hilton Office Building at
9990 Santa Monica
Boulevard, by Master
Architect, Charles
Luckman. NRHP Code 3S.
Appears Eligible for
National Register.



Attachment(s):

1. Consultants Historic Assessment Report
2. DPR Survey Forms
3. Resolution

Report Author and Contact Information:

William Crouch, AIA, AICP
Urban Designer
(310) 285-1116
wcrouch@beverlyhills.org

BACKGROUND

At the meeting of September 4, 2012 the Cultural Heritage Commission initiated nomination proceedings for the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Hilton Office Building for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owner of the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills was notified in writing that the Cultural Heritage Commission would consider nomination of the Hilton Office Building as a local historic landmark on January 9, 2013. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Hilton Office Building, 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 Hilton Office Building 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. It can be seen with certainty that there is no possibility that the designation of the Hilton Office Building 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 Hilton Office Building is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills, 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.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Hilton Office Building at 9990 Santa Monica Boulevard, Beverly Hills as a local Landmark.

Report Reviewed By:

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. 15

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE HILTON OFFICE BUILDING AT 9990 SANTA MONICA BOULEVARD, BEVERLY HILLS AS A LANDMARK INCLUDED ON THE LOCAL 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. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Hilton Office Building located at 9990 Santa Monica Boulevard, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the Hilton Office Building warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On January 9, 2013 The Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for the Hilton Office Building incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Hilton Office Building as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. BACKGROUND. Developed as an extension to Conrad Hilton's Los Angeles based world-wide hotel operation, the Hilton Corporation, the subject property was built as the company's headquarters in 1955 (completed 1957). Early city directories list the property (and business) as 9970 Santa Monica Boulevard, but by 1960 it was listed as 9990 Santa Monica Boulevard. Though consistently traveling for business, Hilton had lived nearby on Bellagio Road in Bel-Air (a community of Los Angeles) since 1938. He had the office building built as a convenience (and as a personal headquarters) to himself. The Hilton Corporation remained at this location until the mid-1980s when a larger headquarters facility was constructed near City Hall at 9336-9346 Civic Center Drive (1985). They remained at that locale until 2009 when they moved their operation to Fairfax County, Virginia.

The Hilton Office Building at 9990 Santa Monica Boulevard housed the executive staff of the Hilton Corporation. The first floor with its vast lobby space was designed essentially to bring the outdoors in with only a curtain wall of glass separating the two elements. The second floor, designed with more practicality contained offices for the corporate executives and well as space for storage and files. Besides a formal reception area, the third floor contained the private office of Conrad Hilton, and office space for his executive secretary, his secretary's secretary, and the corporate secretary. The third floor also was equipped with a large board room and outdoor patio amenities. Conrad Hilton contributed to the modernity of the hotel industry by giving the business an elite form and refinement. Like his hotels of the day, his headquarters building reflected the current trends in architectural design. To design his office, Hilton chose architectural professionals who were well-regarded in their field. Pereira & Luckman brought forward the modernistic interpretations of style necessary to reflect Hilton's vision and corporate

necessities. The outcome was an office building designed in the prevailing style of the time and typifies what has become known as Mid-century Modern, a derivative of the International Style.

Section 5. 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. The Hilton Office Building is eligible under “significance” criterion A.1. The property 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. Because of its unique historical associations with the economic and architectural histories of Beverly Hills, the subject property does satisfy this criterion. Having located its headquarters to Beverly Hills in the 1950s and remaining within the community for over fifty years, the Hilton Corporation employed hundreds of people and generated thousands of dollars for the City. As such, it is considered that their physical presence in area significantly contributed to the prosperous economic history of Beverly Hills. In addition, the Hilton Office Building also exemplifies an important stylistic phase in the architectural history of the City, the Mid-century Modern. Character-defining features of the building that are indicative of the idiom include its basic form, volume, shape, mass and composition in relationship to its corner location and immediate environment; as well as its flat roof; glazed windows with metal framing; concrete louvered fins and wrought iron grill work; steel framing; integration of the building with the courtyard landscape/hardscape features (paving, fountains, patios, gates, walls, etc.); unadorned exterior wall surfaces; the use of concrete, marble, glass, and travertine; the tall black perimeter wall; exterior courtyard features

and material; recessed external patios on the upper floors; modular design dictated by structural framing; open tandem parking spaces at rear of building; and simple concrete spandrels.

The Hilton Office Building is eligible under “significance” criterion A.2. The property is directly associated with the lives of Significant Persons important to national, state, City or local history.

The Hilton Office Building was specifically designed and built for Conrad Hilton, the hotel mogul, to oversee and run his multi-million dollar, worldwide enterprise. All design aspects, including exterior program features, spatial relationships, site location, and use was directly influenced by Conrad Hilton. For over ten years it was within this building that Hilton had his office and proceeded over the daily business of running a hotel empire. Therefore, the subject property does satisfy this criterion.

The Hilton Office Building is eligible under “significance” criterion A.3. The property embodies the distinctive characteristics of a style, type, period, or method of construction. The property’s design quality and Mid-century Modern detailing are such that it represents a type, period, and method of construction emblematic of its era. The building exhibits the distinctive qualities and subtle details associated with an architect-designed building. On the continuum of mid-century era buildings in the city, this building, though modest in size, has solid and noteworthy design values. The character-defining features of the style have been thoroughly integrated throughout the property. Therefore, the subject property is eligible for local landmark designation under this criterion.

The Hilton Office Building is eligible under “significance” criterion A.4. The property represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value. This Hilton Office Building was designed in 1955 by master architects Pereira & Luckman. Having been formed in 1950, the partnership had been established for

approximately five years before being commissioned for the Hilton project. Pereira & Luckman, during the course of a brief but successful partnership, designed dozens of high-profile, multi-million dollar projects. Though some of their other commissions have received greater recognition for their magnitude, design qualities and innovation, the Hilton Office Building, nonetheless, reflects the high standards and attention to stylistic detail that is associated with this firm. In addition, Pereira & Luckman are notable individuals who are included on the City's List of Master Architects. The building also has high aesthetic value as a classic expression of the Mid-century Modern theory of design and principals. Therefore, in conclusion, the subject property does satisfy this criterion.

The Hilton Office Building is eligible under "significance" criterion B because the property retains integrity from its period of significance, (1955 to 1985). The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association.

The Hilton Office Building is eligible under "significance" criterion C because 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 purposes of the City's historic preservation ordinance.

Section 6. PARTICULAR CHARACTERISTICS JUSTYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Hilton Office Building 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. Character-defining features associated with the subject property include its location at the corner of Santa Monica Boulevard and Moreno Drive within the commercial triangular area; its basic form, volume, shape, mass and composition in relationship to its corner location and immediate environment; and those physical attributes and material that define the Mid-century Modern architectural style. Such features on the property that visually express this modernistic style include, but are not limited to, the property's flat roof; glazed windows with metal framing; concrete louvered fins and wrought iron grill work; steel framing; integration of the building with the courtyard landscape/hardscape features (paving, fountains, patios, gates, walls, etc.); unadorned exterior wall surfaces; the use of concrete, marble, glass, and travertine; the tall black perimeter wall; exterior courtyard features and material; external recessed patio spaces on the upper floors; modular design dictated by structural framing; open tandem parking spaces at rear of building; and simple concrete spandrels.

Section 7. REASONS FOR DESIGNATING THE HILTON OFFICE BUILDING A LANDMARK. The Cultural Heritage Commission finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because the Hilton Office Building meets the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212 A. 1, in that it "exemplifies important elements of the City's economic and architectural history." The Hilton Office Building also satisfies the requirements of subsection 10-3-3212 A. 2, in that it "is

directly associated with the lives of significant persons important to national, state, City or local history.” The property was built and utilized by hotel mogul Conrad Hilton for over ten years as his office and locale of the company’s headquarters. In addition, the subject property satisfies the requirements of subsection 10-3-3212 A. 3, in that it “embodies the distinctive characteristics of a style, type, period, or method of construction.” The building exhibits the quintessential elements of the Mid-century Modern style in its materials, design, workmanship, and overall historic character. And finally, under the requirements of subsection 10-3-3212 A. 4, the Hilton Office Building satisfies this criterion in that it “represents a notable work of a person included on the City’s List of Master Architects.” The property was designed by the prominent architectural firm of Pereira & Luckman of Los Angeles and has high aesthetic value as a classic expression of the Mid-century Modern theory of design and principals.

Each of the foregoing reasons supports the conclusion that designating the Hilton Office Building a landmark is warranted.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). 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 and Guidelines) are incorporated as reference. 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. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types,

sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of the Hilton Office Building located at 9990 Santa Monica Boulevard, 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 Hilton Office Building 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. It can be seen with certainty that there is no possibility that the designation of the Hilton Office Building may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Hilton Office Building is an action of the City to protect and preserve an historic resource.

Section 10. GENERAL PLAN CONSISTENCY. Designation of the Hilton Office Building 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 11. The Cultural Heritage Commission hereby recommends that the City Council designate the Hilton Office Building as a local landmark in the City of Beverly Hills and place the Hilton Office Building on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of the Hilton Office Building 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 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: January 9, 2013.

ATTEST 

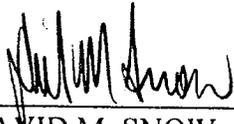
Secretary (SEAL)



NOAH FURIE
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



DAVID M. SNOW
Assistant City Attorney



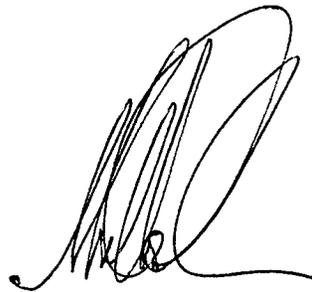
WILLIAM R. CROUCH
Urban Designer

Exhibit A – Landmark Assessment and Evaluation Report and Attachments.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, WILLIAM R. CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer for the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 15 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on January 9, 2013, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES: Greer, Pynoos, Beck, Vice Chair Waldow, and Chair Furie.
NOES: None.
ABSENT: None.
ABSTAIN: None.



WILLIAM R. CROUCH, AIA, AICP
Secretary of the Cultural Heritage
Commission / Urban Designer
City of Beverly Hills, California