

Attachment 2

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING LOCKE HOUSE AT 801 N. RODEO DRIVE, BEVERLY HILLS AS A LOCAL LANDMARK AND PLACING THE PROPERTY 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 January 9, 2013, the Cultural Heritage Commission conducted a preliminary consideration of Locke House located at 801 N. Rodeo Drive, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Locke House warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On April 10, 2013, the Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for Locke House incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Locke 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. On May 7, 2013, the City Council considered the application for landmark designation along with the recommendation of the Cultural Heritage Commission and adopted this resolution. The Council 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 provided during the proceedings.

Section 5. BACKGROUND. Though slightly skewed from true north, the large Craftsman residence is located at the northwest corner of North Rodeo Drive and Lomitas Avenue on lot 1 of the Beverly Hills tract. The irregular shaped lot measures approximately 90 feet along the east side (front of property along Rodeo Drive), roughly 208 feet along the south side of the lot abutting Lomitas Avenue, 184 feet along the west parcel line, and almost 198 feet along the northern property line. The primary (east) elevation fronts onto North Rodeo Drive with another primary elevation (south) along Lomitas Avenue. The structure is one of the oldest dwellings within a well-developed residential neighborhood with improvements dating primarily from the mid to late 1910s. With a gracious set back from Rodeo Drive this large two-story wood-frame single-family dwelling uniquely epitomizes the Arts and Crafts movement in its Craftsman style design, features, and configuration. Overhanging front and side gable roofs with tiered slopes marked by rafters caps the structure. Shingles sheathe the upper story, whose walls flare out over exposed beams separating the floor levels. The lower floor level and the chimneys are clad in smooth trowel finish stucco (plaster). A front facing gable with overhanging eaves and exposed rafters tops the recessed porch area with a narrow, elongated arched shape window in its apex, while a balcony has been fashioned out of the flat roof above the porte cochere to the north. Next to the porch, a broad, wood-frame tripartite window punctuates the east (primary) elevation. The wood-frame windows on the upper story include both casement and doublehung

sash in type and tend to be grouped. Fenestration also features wide, flat wood surrounds and dimensional sills. Another entry to the residence is contained within a one-story front gable wing that faces south. The house also featured clay tennis courts (since removed) and a swimming pool. No major alterations are evident on those elevations visible from the public right-of-way.

The Craftsman style single-family residence located at 801 North Rodeo Drive was built in 1914 for Edmund Locke, his wife Elizabeth and their children (Edmund Jr., Robinson, and Martha Louise). Constructed at a cost of roughly \$15,000 it was one of the earlier dwellings erected in the newly incorporated city of Beverly Hills. In reviewing the Sanborn Fire Insurance Map from 1922, only two dwellings are illustrated along the west side of North Rodeo Drive on the block between Sunset Boulevard and Lomitas Avenue. One of those dwellings is the subject property. The next block south shows four houses along the west side of North Rodeo Drive and two along the east side of the street. Other homes are shown scattered on lots along Camden, Beverly, Canon, and Crescent drives. An assessment of Sanborn maps dating from 1926 and 1951, building permit history, and tax assessor records confirm that most of the improvements within these several blocks were developed primarily in the 1920s and reflect a variety of Period Revival architectural styles. Of all the homes that line these streets there are about four properties that date from before 1920, 801 North Rodeo Drive (1914), North Rodeo Drive (1913), 814 North Camden Drive (1913), and 813 North Camden Drive (1913). These properties reflect the initial residential development of the City.

The early subdivisions of Beverly Hills were essentially directed at wealthy middle class families rather than the working class. As a result, the homes were typically large and somewhat lavish. The first wave of residential development in the Beverly Hills tract along

Beverly, Canon, Crescent, Rodeo, Camden, and Rexford drives between Santa Monica Boulevard and Sunset Boulevard consisted predominately of businessmen and their families who either moved there from the Midwest or relocated out of the central city of Los Angeles. Edmund Locke (1861- 1922) moved his family from the Harvard Heights area of Los Angeles to their new home on North Rodeo Drive when it was completed in 1914. A manufacturer of machine tools in Los Angeles, Locke patented various pieces of equipment including the “Dry Lime Liner” in 1919. He was also part owner of the “*The Toledo Blade*” newspaper in Ohio, having inherited the publication from his father, David R. Locke (1833-1888) the noted journalist, political satirist, creator of the “Petroleum Vesuvius Nasby” of Civil War fame, and editor and part-time owner of the newspaper. The Lockes were active in the new community and their children played tennis regularly on the clay courts in the backyard and competitively in local tournaments up the street at the Beverly Hills Hotel. Edmund Locke even served as the City’s first City Recorder (or judge as they were also referred to) having been appointed to the position by the City’s Board of Trustees on October 19, 1914. Throughout the ensuing years, Edmund Locke was appointed to other city committees and boards as well. A State publication also referenced Locke as the City Recorder for Beverly Hills in 1917. Mrs. Locke was actively involved in local social efforts. She had served as the Beverly Hills Women’s Club first elected president for two years. In 1928, the Beverly Hills Chapter of the Daughters of the American Revolution was formed and Mrs. Locke was the chapter’s first regent. While away in Providence, Rhode Island visiting one of his sons who was attending Brown University Edmund Locke passed away.

Following the passing of her husband, Mrs. Elizabeth Locke continued to own the house, make improvements to it, and at times leased it out to long-term lodgers. In 1925 she had

the garage expanded to include servants living quarters on the newly constructed upper floor of the structure. In her later years, she had an elevator lift added to the staircase (1941). One of her long-term lessees was Joseph Patrick “Joe” Kennedy, who leased the property in the late 1920s for a few years while he managed the finances of several Hollywood film studios. Kennedy (1881-1969) was a prominent businessman, investor, and ambassador who lived in New York. Joe Kennedy was also the father of John F. Kennedy, Robert F. Kennedy, Edward M. Kennedy, Joseph P. Kennedy Jr., Eunice Kennedy Shriver, and Jean Kennedy Smith. During the late 1920s and early 1930s, he helped reorganize and refinance several Hollywood studios, and made huge profits doing so. This was also the time he had an affair with motion picture actress Gloria Swanson. The subject property was his so-to-speak home away from home when he came to Hollywood for business. During this time, Mrs. Locke probably lived with her son, Edmund Locke Jr., who lived only a few streets away on Rexford Drive. Mrs. Elizabeth Carr Locke remained the owner and quasi-occupant of the 801 North Rodeo Drive property until her passing in the early 1940s.

The second owner of the property was Edwin Harvey Blum (1906-1995) and his family. Blum grew up in San Francisco and moved to Los Angeles in 1933 to start a writing career in Hollywood. Initially he was a ghost writer and assistant to Ernest Pascal (1896-1966), a screen writer and third president of the Screen Writers Guild. During this period two of his plays that he co-wrote with Pascal were produced and poorly received in New York, “The Kick Back” (1936) and “I Am My Youth” (1938). Blum wrote 15 screenplays, including “The Adventures of Sherlock Homes”(1939), “The Canterville Ghost” (1944), and “Down to Earth” (1952). The screenplay for “Stalag 17” (1953), which he co-wrote with Billy Wilder, was nominated for an Academy Award.¹³ He also wrote many scripts for the television series “The Man from

U.N.C.L.E.,” “77 Sunset Strip,” and “Hawaii Five-O.” Focusing his interest on Democratic politics during the 1950s, Blum managed a number of Congressional campaigns. Much of Blum’s other work involved writing jokes or speeches for presidential candidates Adlai Stevenson and Hubert H. Humphrey. He continued to write, albeit sporadically, for television, until his retirement in 1977. Blum’s daughter, Deborah and her husband Dale Herd purchased the house from her parents in 1989. They are considered the third and current owners of the property.

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. The Locke House 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. The subject property located at 801 North Rodeo Drive is an excellent example of the Craftsman style as applied to a large, single-family residence. It retains sufficient contextual and architectural integrity to physically exemplify the early residential development and architectural history of Beverly Hills. The main house reflects many of the distinctive features associated with the Craftsman style and period including its massing, low horizontal orientation, shingle siding, multi-level roof planes, low pitched gable roofs with overhanging eaves, casement and double-hung sash windows; and overall high level of craft and workmanship. Additionally, the property manifests the cultural, social, and economic history of the upscale Beverly Hills tract north of Santa Monica Boulevard. Many of the early large-scale homes in the neighborhood were owned by successful businessmen who were also socially

active in the community. Their success is visually evident in the size and style of the homes that still line the streets of this tract today. Further, the property, as one of the earliest extant examples of the Craftsman style as applied to a residence (property type), is reflective of the early residential development patterns that initially began in this portion of the City. Since the property appears associated with important historical events it appears to satisfy this criterion.

The Lock House 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 property is connected with four persons of note: Edmund Locke, Elizabeth Locke, Joseph P. Kennedy, and Edwin Blum. Edmund Locke, having had the house built in 1914, and having served as Beverly Hills’ first City Recorder (also referred to as a judge) during the City’s formative years is commendable and worthy of consideration as a person of importance in local history. As with Elizabeth Locke and her involvement with the Beverly Hills Women’s Club and the Beverly Hills Chapter of the Daughters of the American Revolution there is no clear evidence in connecting the property with her contributions to local history. The property’s association with Joe Kennedy is brief and indirectly affiliated with his professional productive life. Though various social events occurred there during his occupancy, the property itself does not in amongst itself reflect the time period or scope when he achieved significance. Since his work in Hollywood was usually conducted at a studio office these property types better represent and reflect his contribution to the film industry. And as mentioned, screenwriter Edwin Blum also owned and occupied the residence for many years beginning in the 1940s. Blum was the second property owner. Although Blum did reside at the subject property during a period of his writing career, there is no information to conclude that the 801 North Rodeo Drive residence influenced his writing or functioned as an important site in the development of his craft. In

consideration of landmark eligibility, the property appears to satisfy this criterion because of its direct association with Edmund Locke.

The Lock 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 an excellent example of a Craftsman style residence with a high level of craft and architectural detailing. Within the City, it is among the best representatives of large-scale Craftsman homes in the City of Beverly Hills. The main house fully embodies the distinctive characteristics of the Arts and Crafts philosophy in its architectural style, materials, and workmanship. General features of the style have been well incorporated into the dwelling, and include its general scale and massing; low-pitched complex gable roof; wide overhanging eaves; fascia boards; exposed rafter tails; projecting purlins; shingle siding; wood-frame casement and double-hung sash windows with flat surrounds; configuration of fenestration grouped in bands; wide single entry door with glazing of front porch; partial-width recessed porch area; and horizontal orientation. As such, the subject property appears to satisfy this criterion.

The Locke House is eligible under “significance” criterion A.4. In assessing the property for high artistic or aesthetic value, the residence appears to satisfy this portion of the criterion. The main house articulates a particular concept of design, the Arts and Crafts movement Craftsman style, in its overall form and architectural expression. Specifically, the building’s horizontal orientation, low-pitch gable roof and overhanging eaves, exposed rafter tails, wood shingle siding, wood-frame fenestration with flat wood surrounds, and low slung recessed porch configuration are indicative of the style. The pleasing balance of style and form as rendered in this single-family residence epitomizes the design principles of the grand Craftsman style.

The Locke House is eligible under “significance” criterion B because the property retains integrity from its period of significance. The period of significance for the subject property is from 1914, when the property was constructed. The exterior of the main house retains exceptional historical integrity of design, materials, location, setting, workmanship, feeling, and association. Those important characteristics and qualities that render it eligible for local landmark designation are still visually and physically evident. Therefore, the property satisfies this criterion.

The Locke House is eligible under “significance” criterion C because the property has historic value. Because of its remarkable architecture, association with the community’s early residential development history, and the City’s architectural heritage the residence is considered to have high historic value. Therefore, the property satisfies this criterion.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Locke House 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 North Rodeo Drive and Lomas Avenue; its basic boxy form, height, shape, mass and composition in relationship to its front yard, set back from the street and sidewalks, and immediate residential environment; and the physical attributes on the exterior of the house that

define the Craftsman architectural style. Those features on the main house that are evident from the public right-of-way that physically and visually illustrate the Craftsman style include, but are not limited to, the property's unique roof line, shape, and pitch; overhanging eaves and fascia boards; exposed rafter tails and projecting purlins; location, placement, materials, size, function and features of the front porch; shingle wood siding on second floor and plaster sheathing on first floor; multi-pane casement and double-hung wood-frame windows; flat wood surrounds around window openings; configuration, grouping, and placement of fenestration; arched shape opening along front (primary) elevation; wide wood front door with glazing and sidelights; and decorative beam ends between floors. Siting aspects of the property include the main house's orientation, set back, and visibility from the street.

Other contributing features include concrete driveway, porte cochere, concrete walk ways to the main residence, and general residential feel and setting. Because of compromised integrity, function, and general lack of historic importance, the detached two-story garage structure at the rear of the lot and swimming pool are not considered contributory elements to the overall significance of the property.

Section 8. REASONS FOR DESIGNATING LOCKE HOUSE 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 Locke House 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." In its architectural style, date of construction, workmanship, and location

the subject property reflects an important period is the City's architectural history, its formative years.

Locke House 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 is directly associated with Edmund Locke the original owner of the dwelling who also had the distinction of serving as Beverly Hills' first City Recorder or "judge" during the years following the City's incorporation in 1914.

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 property embodies the unique and distinctive features of the Craftsman style in its design, materials, workmanship, setting, and overall configuration of the site.

And finally, under the requirements of subsection 10-3-3212 A. 4, the property's architectural style, workmanship, materials, and expression of design so fully articulate the concepts of the Arts and Crafts movement that it epitomizes the principles of the Craftsman idiom.

The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) as it has architectural value important to the community.

Each of the foregoing reasons supports the conclusion that designating the Locke House as a local landmark is warranted.

Section 9. 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 except for the two story garage structure and swimming pool.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of Locke House at 801 N. Rodeo 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 Locke 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 Locke 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 Locke House is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of Locke 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 12. The City Council hereby designates Locke House as a local landmark in the City of Beverly Hills and places Locke House on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 11, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of Locke 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 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 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.

JOHN A. MIRISCH
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

APPROVED AS TO FORM

for  (DS)
LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT


SUSAN HEALY KEENE
Director of Community Development

Exhibit A – Landmark Assessment Report for the Locke House at 801 North Rodeo Drive,
Beverly Hills, Prepared by Ostashay & Associates Consulting.

EXHIBIT A:

Landmark Assessment Report for
Locke House at 801 North Rodeo Drive, Beverly Hills
Prepared by Ostashay & Associates Consulting

CITY LANDMARK ASSESSMENT & EVALUATION REPORT



APRIL 2013

LOCKE HOUSE

801 North Rodeo Drive, Beverly Hills, CA

Prepared for:

City of Beverly Hills
Community Development Department
Planning Division
455 Rexford Drive, Beverly Hills, CA 90210

Prepared by:

Jan Ostashay Principal
Ostashay & Associates Consulting
PO BOX 542, Long Beach, CA 90801

CITY LANDMARK ASSESSMENT AND EVALUATION

Locke House

801 North Rodeo Drive
Beverly Hills, CA 90210

APN: 4345-011-001

INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting (OAC) for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the residence located at 801 North Rodeo Drive in the City of Beverly Hills, California (the Locke House). This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

METHODOLOGY

The landmark assessment was conducted by Jan Ostashay, Principal with Ostashay & Associates Consulting. In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed.

For this current assessment site inspections and a review of building permits and tax assessor records were also done to document the property's existing condition and assist in evaluating the residence for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property and its eligibility for landmark designation. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property.
- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

FINDINGS

The Locke House appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy four of the "significance" criteria: criterion A.1, A.2, A.3, and A.4. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

BACKGROUND INFORMATION

Though slightly skewed from true north, the large Craftsman residence is located at the northwest corner of North Rodeo Drive and Lomitas Avenue on lot 1 of the Beverly Hills tract. The irregular shaped lot measures approximately 90 feet along the east side (front of property along Rodeo Drive), roughly 208 feet along the south side of the lot abutting Lomitas Avenue, 184 feet along the west parcel line, and almost 198 feet along the northern property line. The primary (east) elevation fronts onto North Rodeo Drive with another primary elevation (south) along Lomitas Avenue. The structure is one of the oldest dwellings within a well-developed residential neighborhood with improvements dating primarily from the mid to late 1910s.

The subject property has been previously identified and evaluated under the City's on-going historic resources survey process. It was first assessed as part of the 1985-1986 city-wide historic resources survey. At that time, the property was recognized for its distinctive and well executed Craftsman architectural style. The property was, therefore, assigned a National Register Status Code (now referred to as the California Historical Resource Status Codes) of 3, which identified the property as individually eligible for the National Register of Historic Places (National Register). At the time of the 2004 historic resources survey update of residential improvements in the city, the subject property was re-evaluated for historical significance and its previously assigned status code of 3 remained valid.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

Description. Though no original permit is on file with the City of Beverly Hills, according to the *Los Angeles Daily Journal* dated August 3, 1914, plans for the subject property had been drawn up by noted architect Frank H. Tyler of Los Angeles for Edwin Locke (commonly misspelled for Edmund on permits, census records, etc.) also of Los Angeles. Referred to in the newspaper

article as a frame and plaster two-story structure, it cost approximately \$15,000 to build and was constructed by contractor T.C. Voorhees.¹

With a gracious set back from Rodeo Drive this large two-story wood-frame single-family dwelling uniquely epitomizes the Arts and Crafts movement in its Craftsman style design, features, and configuration. Overhanging front and side gable roofs with tiered slopes marked by rafters caps the structure. Shingles sheathe the upper story, whose walls flare out over exposed beams separating the floor levels. The lower floor level as well as the chimneys are clad in smooth trowel finish stucco (plaster). A front facing gable with overhanging eaves and exposed rafters tops the recessed porch area with a narrow, elongated arched shape window in its apex, while a balcony has been fashioned out of the flat roof above the porte cochere to the north. Next to the porch, a broad, wood-frame tripartite window punctuates the east (primary) elevation. The wood-frame windows on the upper story include both casement and double-hung sash in type and tend to be grouped. Fenestration also features wide, flat wood surrounds and dimensional sills. Another entry to the residence is contained within a one-story front gable wing that faces south. The house also featured clay tennis courts (since removed) and a swimming pool. No major alterations are evident on those elevations visible from the public right-of-way.²

Building Permit History. A review of building permits affecting the exterior indicate that the property has undergone minimal exterior modifications since it was built in the mid-1910s. Relevant alterations that have been recorded with the City of Beverly Hills, which have occurred over the years, include the following:

YEAR	DESCRIPTION OF WORK
1925	Garage and servants quarters (\$2479); owner: Mrs. E. Locke
1932	Storeroom off garage (\$200); owner: Mrs. Edmund Locke
1936	Swimming pool filtration system (\$1000); owner: Edmund Locke (Mrs.)
1941	Install elevator and alterations to stairs (\$1000); owner: Mrs. Edmund Locke
1957	New workroom adjoining existing garage (\$2,000); owner: Edwin Blum
1957	Garden wall on Lomitas set back three feet in height (\$200); owner: Edwin Blum
1983	Re-roof 80 fiberglass shingles Class A over wood shingles (\$4,700); owner: Edwin Blum
1989	Replace termite damage, replace partial foundation to house (\$25,000); owner: Deborah Blum
1994	Tear off existing roof install class A fiberglass shingles (\$10,200); owner: Deborah Blum

¹ *Los Angeles Daily Journal*, August 3, 1914, p. 2, col. 1.

² *State Department of Parks and Recreation Historic Resources Inventory Form, 1986.*

YEAR	DESCRIPTION OF WORK
1994	Rebuild chimney in living room, dining room, bedroom (\$7,500); owner: Deborah Blum
2004	Tear off existing roof, install plywood install one layer of 30 lbs. felt, roof covering 25yr shingle (\$6,000); owner: Deborah Blum

Most of the alterations as listed above appear to have been changes sympathetic to the property's overall historic character and unique architectural qualities. Such evident changes have not significantly compromised the dwelling's original architectural design, historical integrity, or important character-defining features.

HISTORICAL CONTEXT

Beverly Hills. The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or "cienegas" that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.³

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.⁴ The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of "Beverly" in the commercial triangle between Santa Monica and Wilshire boulevards and "Beverly Hills" north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of the City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered north of Santa Monica

³ *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

⁴ *Ibid*, pg. 8-9.

boulevard around Canon Drive, Beverly Drive, Crescent Drive, Rodeo Drive, and the downtown triangle.⁵

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (Tudor, Georgian, Beaux-Arts Classicism). With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Flamboyant art directors and producers showed how delightful the art of set decoration could be applied to real life. Hence, fanciful houses such as Pickfair, Dias Dorados, and Greenacres were built. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the city. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.⁶ Beverly Hills' domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom, including Hollywood Regency, Modern Ranch, and International style among others.

Locke House. The Craftsman style single-family residence located at 801 North Rodeo Drive was built in 1914 for Edmund Locke, his wife Elizabeth and their children (Edmund Jr., Robinson, and Martha Louise). Constructed at a cost of roughly \$15,000 it was one of the earlier dwellings erected in the newly incorporated city of Beverly Hills. In reviewing the Sanborn Fire Insurance Map from 1922, only two dwellings are illustrated along the west side of North Rodeo Drive on the block between Sunset Boulevard and Lomitas Avenue. One of those dwellings is the subject property. The next block south shows four houses along the west side of North Rodeo Drive and two along the east side of the street. Other homes are shown scattered on lots along Camden, Beverly, Canon, and Crescent drives. An assessment of Sanborn maps dating from 1926 and 1951, building permit history, and tax assessor records confirm that most of the improvements within these several blocks were developed primarily in the 1920s and reflect a variety of Period Revival architectural styles. Of all the homes that line these streets there are about four properties that date from before 1920, 801 North Rodeo Drive (1914), North Rodeo Drive (1913), 814 North Camden Drive (1913), and 813 North Camden Drive (1913). These properties reflect the initial residential development of the City.

The early subdivisions of Beverly Hills were essentially directed at wealthy middle class families rather than the working class. As a result, the homes were typically large and somewhat lavish. The first wave of residential development in the Beverly Hills tract along Beverly, Canon, Crescent, Rodeo, Camden, and Rexford drives between Santa Monica Boulevard and Sunset Boulevard consisted predominately of businessmen and their families who either moved there from the Midwest or relocated out of the central city of Los Angeles. Edmund Locke (1861-

⁵ *Ibid*, pg. 11.

⁶ *Ibid*. pg. 17.

1922) moved his family from the Harvard Heights area of Los Angeles to their new home on North Rodeo Drive when it was completed in 1914. A manufacturer of machine tools in Los Angeles, Locke patented various pieces of equipment including the "Dry Lime Liner" in 1919.⁷ He was also part owner of the "*The Toledo Blade*" newspaper in Ohio, having inherited the publication from his father, David R. Locke (1833-1888) the noted journalist, political satirist, creator of the "Petroleum Vesuvius Nasby" of Civil War fame, and editor and part-time owner of the newspaper. The Lockes were active in the new community and their children played tennis regularly on the clay courts in the backyard and competitively in local tournaments up the street at the Beverly Hills Hotel.⁸ Edmund Locke even served as the City's first City Recorder (or judge as they were also referred to) having been appointed to the position by the City's Board of Trustees on October 19, 1914.^{9,10} Throughout the ensuing years, Edmund Locke was appointed to other city committees and boards as well. A State publication also referenced Locke as the City Recorder for Beverly Hills in 1917.¹¹ Mrs. Locke was actively involved in local social efforts. She had served as the Beverly Hills Women's Club first elected president for two years. In 1928, the Beverly Hills Chapter of the Daughters of the American Revolution was formed and Mrs. Locke was the chapter's first regent. While away in Providence, Rhode Island visiting one of his sons who was attending Brown University Edmund Locke passed away. Following the passing of her husband, Mrs. Elizabeth Locke continued to own the house, make improvements to it, and at times leased it out to long-term lodgers. In 1925 she had the garage expanded to include servants living quarters on the newly constructed upper floor of the structure. In her later years, she had an elevator lift added to the staircase (1941). One of her long-term lessees was Joseph Patrick "Joe" Kennedy, who leased the property in the late 1920s for a few years while he managed the finances of several Hollywood film studios.¹² Kennedy (1881-1969) was a prominent businessman, investor, and ambassador who lived in New York. Joe Kennedy was also the father of John F. Kennedy, Robert F. Kennedy, Edward M. Kennedy, Joseph P. Kennedy Jr., Eunice Kennedy Shriver, and Jean Kennedy Smith. During the late 1920s and early 1930s, he helped reorganize and refinance several Hollywood studios, and made huge profits doing so. This was also the time he had an affair with motion picture actress Gloria Swanson. The subject property was his so-to-speak home away from home when he came to Hollywood for business. During this time, Mrs. Locke probably lived with her son, Edmund Locke Jr., who lived only a few streets away on Rexford Drive. Mrs. Elizabeth Carr Locke

⁷ U.S. Patent Office. "*Official Gazette of the United States Patent Office*," 1919.

⁸ *Los Angeles Times* "Fast Tennis at Beverly Hills," February 17, 1919, p. 14.

⁹ City of Beverly Hills. "Board of Trustee Minutes," October 19, 1914. On file at City Clerk's office, City Hall.

^{10,10} The City Recorder typically oversaw cases involving minor traffic violations, disturbing the peace, public drunkenness and the like within the city. This position, which was usually volunteer and without pay, was filled by an individual without any formal training in the judicial system (a layman). In Beverly Hills cases were heard a couple of times a month. Just after the turn-of-the-twentieth century, communities lacking a justice's court or justice of the peace were able to establish a recorder's court and recorder for issues concerning most civil and criminal actions. The rules of practice were similar to those prescribed by law for justices' courts, and as such a recorder was considered judge of the recorder's court. Cited from "*General Laws of California*," San Francisco, Bancroft Whitney Company, 1906.

¹¹ Jordan, Frank. "*Roster of State, County, City, and Township Officials of the State of California, also Federal Officials for California*." Sacramento: California State Printing Office, November 1, 1917, p. 76.

¹² Beauchamp, Cari. *Joseph P. Kennedy Presents: His Hollywood Years*, New York: Alfred A. Knopf, 2009, p.158.

remained the owner and quasi-occupant of the 801 North Rodeo Drive property until her passing in the early 1940s.

The second owner of the property was Edwin Harvey Blum (1906-1995) and his family. Blum grew up in San Francisco and moved to Los Angeles in 1933 to start a writing career in Hollywood. Initially he was a ghost writer and assistant to Ernest Pascal (1896-1966), a screen writer and third president of the Screen Writers Guild. During this period two of his plays that he co-wrote with Pascal were produced and poorly received in New York, "The Kick Back" (1936) and "I Am My Youth" (1938). Blum wrote 15 screenplays, including "The Adventures of Sherlock Homes"(1939), "The Canterville Ghost" (1944), and "Down to Earth" (1952). The screenplay for "Stalag 17" (1953), which he co-wrote with Billy Wilder, was nominated for an Academy Award.¹³ He also wrote many scripts for the television series "The Man from U.N.C.L.E.," "77 Sunset Strip," and "Hawaii Five-O." Focusing his interest on Democratic politics during the 1950s, Blum managed a number of Congressional campaigns. Much of Blum's other work involved writing jokes or speeches for presidential candidates Adial Stevenson and Hubert H. Humphrey.¹⁴ He continued to write, albeit sporadically, for television, until his retirement in 1977.¹⁵ Blum's daughter, Deborah and her husband Dale Herd purchased the house from her parents in 1989. They are considered the third and current owners of the property.

Arts and Craftsman Movement, Craftsman Style. By the first few decades of the twentieth century, during the period of Beverly Hills' initial development, architects began working in styles made popular by the Arts and Crafts movement. This movement, which originated in England and was based on the tenets by designer William Morris, was a direct reaction to what Morris and his followers felt were the "deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his product."¹⁶ The Arts and Crafts movement rejected the rigidity and formality of Victorian era design motifs and embraced styles that were more organic and that emphasized craftsmanship and function. Quintessential to the Arts and Crafts design movement, Craftsman architecture stressed the importance of craftsmanship, simplicity, adapting form to function, and relating the building to the surrounding landscape through its low-horizontal profile, massing, and orientation.

During this time in many areas of southern California, the Craftsman Style in its various iterations (Japanese, Swiss, Tudor, etc.) emerged as a popular architectural style. The Craftsman style is found in single-family homes, duplexes, four-plexes, and apartment houses are not uncommon. Larger, more monumental Craftsman dwellings are also common in certain neighborhoods of Los Angeles, Pasadena, Santa Monica, and Long Beach as well as a few extant examples still remaining in Beverly Hills.

¹³ *New York Times*. "Obituaries," May 6, 1995.

¹⁴ IMDb. "Biography for Edwin Blum," www.IMDb.com. Accessed March 21, 2013.

¹⁵ *Ibid.*

¹⁶ *Excerpted from the National Register of Historic Places nomination form for the Multiple Property Listing, "The Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement," June 25, 1998, pg. E1.*

Craftsman architecture is usually characterized by a rustic aesthetic of shallow pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; natural wood for the front doors and throughout the interior; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. Craftsman dwellings may also exhibit characteristics of Prairie and Mission Revival styles.

Frank M. Tyler, architect. Born in Kansas, Frank Milton Tyler (1876-1961) came to California with his parents in the late 1890s. Tyler is a well-recognized name in Los Angeles who designed numerous distinctive, large-scale Craftsman style homes in the Harvard Heights and West Adams Terrace neighborhoods of that city among other communities. Most prevalent throughout the 1910s, Tyler's Craftsman style residential work dominated his professional portfolio though he also ventured in the design of commercial buildings, churches, and multi-story apartment buildings among other property types. His work has been recognized in many professional publications including *The Western Architect*, a monthly journal published monthly during the first quarter of the twentieth century, and he is regularly referenced alongside notable architects such as Hunt and Burns, Frank Meline, Paul R. Williams, and E.L. Petitfils. In addition, there are a number of Frank M. Tyler designed properties designated as City of Los Angeles Historic-Cultural Monuments such as No. 417: the Gordon L. McDonough House; No. 467: the Chalet Apartments; No. 599: the Julius Bierlich Residence; and No. 678: the Thomas Furlong House. Currently it appears that his work in Beverly Hills is rather limited and besides the subject also includes the single-family residences at 1105 and 1109 Tower Road (1929) and 901 North Roxbury Drive (1929), the latter of which are designed in the Spanish Colonial Revival style.

EVALUATION OF HISTORICAL SIGNIFICANCE

Evaluation Criteria. In analyzing the historical significance of the subject property, criteria for designation under the City's local landmark program was considered. Additionally, consideration of historical integrity and the State Office of Historic Preservation (OHP) survey methodology was used to survey and assess the relative significance of the property.

City of Beverly Hills Landmark Criteria. The City's Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3-32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance.

The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks. Under the City's criteria a property must be more than 45 years old, unless it possesses exceptional significance; retain sufficient historical integrity to physically illustrate its significance; and satisfy significance criteria.

To be eligible for local designation as a historic landmark, properties must satisfy the following

criteria:

A. The property meets at least two of the following (significance) 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 formally 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 significance criteria specified above.

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 purposes of the City's historic preservation ordinance.

California Office of Historic Preservation Survey Methodology. The evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its publication *Instructions for Recording Historical Resources* provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Property listed in the National Register or the California Register;
2. Property determined eligible for listing in the National Register or the California Register;

3. Property appears eligible for the National Register or the California Register through a survey evaluation;
4. Property appears eligible for the National Register or the California Register through other evaluation;
5. Property recognized as historically significant by local government;
6. Property not eligible for any listing or designation; and
7. Property not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may also include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

Historical Integrity. “Integrity is the ability of a property to convey its significance.” In addition to meeting the criteria of significance, a property must have integrity. Integrity is the authenticity of a property’s physical identity clearly indicated by the retention of characteristics that existed during the property’s period of significance. Properties eligible for local landmark designation must meet at least two of the local landmark designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.

Both the National Register and the California Register recognize the seven aspects of qualities that, in various combinations, define integrity. To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Application of City Landmark (Significance) Criteria. In summary, based on current research and the above assessment the residential property located at 801 North Rodeo Drive appears to meet the necessary City of Beverly Hills Landmark criteria (BHMC 10-3-3212).

The property was evaluated according to statutory criteria, as follows:

A. The property meets at least two of the following criteria (BHMC 10-3-3212(A)).

BHMC 10-3-3212(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.*

The subject property located at 801 North Rodeo Drive is an excellent example of the Craftsman style as applied to a large, single-family residence. It retains sufficient contextual and architectural integrity to physically exemplify the early residential development and architectural history of Beverly Hills. The main house reflects many of the distinctive features associated with the Craftsman style and period including its massing, low horizontal orientation, shingle siding, multi-level roof planes, low pitched gable roofs with overhanging eaves, casement and double-hung sash windows; and overall high level of craft and workmanship. Additionally, the property manifests the cultural, social, and economic history of the upscale Beverly Hills tract north of Santa Monica Boulevard. Many of the early large-scale homes in the neighborhood were owned by successful businessmen who were also socially active in the community. Their success is visually evident in the size and style of the homes that still line the streets of this tract today. Further, the property, as one of the earliest extant examples of the Craftsman style as applied to a residence (property type), is reflective of the early residential development patterns that initially began in this portion of the City. Since the property appears associated with important historical events it appears to satisfy this criterion.

BHMC 10-3-3212(A)(2) *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.*

The property is connected with four persons of note: Edmund Locke, Elizabeth Locke, Joseph P. Kennedy, and Edwin Blum. Edmund Locke, having had the house built in 1914, and having served as Beverly Hills' first City Recorder (also referred to as a judge) during the City's formative years is commendable and worthy of consideration as a person of importance in local history. As with Elizabeth Locke and her involvement with the Beverly Hills Women's Club and the Beverly Hills Chapter of the Daughters of the American Revolution there is no clear evidence in connecting the property with her contributions to local history. The property's association with Joe Kennedy is brief and indirectly affiliated with his professional productive life. Though various social events occurred there during his occupancy, the property itself does not in amongst itself reflect the time period or scope when he achieved significance. Since his work in Hollywood was usually conducted at a studio office these property types better represent and reflect his contribution to the film industry. And as mentioned, screenwriter Edwin Blum also owned and occupied the residence for many years beginning in the 1940s. Blum was the second property owner. Although Blum did reside at the subject property during a period of his writing career, there is no information to conclude that the 801 North Rodeo Drive residence influenced his writing or functioned as an important site in the development of his craft. In consideration of landmark eligibility, the property appears to satisfy this criterion because of its direct association with Edmund Locke.

BHMC 10-3-3212(A)(3) The property embodies the distinctive characteristics of a style, type, period, or method of construction.

The property is an excellent example of a Craftsman style residence with a high level of craft and architectural detailing. Within the City, it is among the best representatives of large-scale Craftsman homes in the City of Beverly Hills. The main house fully embodies the distinctive characteristics of the Arts and Crafts philosophy in its architectural style, materials, and workmanship. General features of the style have been well incorporated into the dwelling, and include its general scale and massing; low-pitched complex gable roof; wide overhanging eaves; fascia boards; exposed rafter tails; projecting purlins; shingle siding; wood-frame casement and double-hung sash windows with flat surrounds; configuration of fenestration grouped in bands; wide single entry door with glazing of front porch; partial-width recessed porch area; and horizontal orientation. As such, the subject property appears to satisfy this criterion.

BHMC 10-3-3212(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.*

The subject property was designed by noted architect Frank M. Tyler of Los Angeles. Tyler is not listed on the City's List of Master Architects though his work has been recognized and praised in the City of Los Angeles and elsewhere. His body of work in the Beverly Hills is limited. There are three residential properties in the City designed by Tyler, all of which are well executed in design, plan, and style sufficiently enough to warrant consideration of Tyler as a local master architect and for inclusion on to the City's List of Master Architects. Nonetheless, at this time he is not included on the list and as such the property does not satisfy this portion of this criterion associated with master architects.

In assessing the property for high artistic or aesthetic value, the residence appears to satisfy this portion of the criterion. The main house articulates a particular concept of design, the Arts and Crafts movement Craftsman style, in its overall form and architectural expression. Specifically, the building's horizontal orientation, low-pitch gable roof and overhanging eaves, exposed rafter tails, wood shingle siding, wood-frame fenestration with flat wood surrounds, and low slung recessed porch configuration are indicative of the style. The pleasing balance of style and form as rendered in this single-family residence epitomizes the design principles of the grand Craftsman style.

BHMC 10-3-3212(A)(5) *The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community.*

The property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(6) *The property 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 formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.*

The property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor has it been formally determined eligible for listing on the National Register or the California Register. Though the property was previously evaluated as individually eligible for listing on the National Register as part of the 1985-1986 citywide survey process (and reconfirmed in the 2004 survey update), it does not satisfy this criterion.

B. The property retains integrity from its Period of Significance (BHMC 10-3-3212(B)).

The period of significance for the subject property is from 1914, when the property was constructed. The exterior of the main house retains exceptional historical integrity of design, materials, location, setting, workmanship, feeling, and association. Those important characteristics and qualities that render it eligible for local landmark designation are still visually and physically evident. Therefore, the property satisfies this criterion.

C. The property has Historic Value (BHMC 10-3-3212(C)).

Because of its remarkable architecture, association with the community's early residential development history, and the City's architectural heritage the residence is considered to have high historic value. Therefore, the property satisfies this criterion.

Character-defining Features. Every historic property is unique, with its own identity and its own distinguishing character. A property's form and detailing are important in defining its visual historic character and significance. It is a property's tangible features or elements that embody its significance for association with specific historical events, important personages, or distinctive architecture and it is those tangible elements; therefore, that should be retained and

preserved.

Character refers to all those visual aspects and physical features that comprise the appearance of every historic property. According to *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, character-defining features include the overall shape of a property (building, structure, etc.), its material, craftsmanship, decorative details, interior spaces and features (as applicable), as well as the various aspects of its site and immediate environment (form, configuration and orientation).

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems.

Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. Distinctive and important character-defining features associated with the subject property include its overall setting, immediate environment, materials and design, horizontal orientation, complex gable roof system, overhanging eaves, shingle siding, and wood-frame fenestration.

Character-defining features associated with the subject property include its prominent location at the corner of North Rodeo Drive and Lomas Avenue; its basic boxy form, height, shape, mass and composition in relationship to its front yard, set back from the street and sidewalks, and immediate residential environment; and the physical attributes on the exterior of the house that define the Craftsman architectural style. Those features on the main house that are evident from the public right-of-way that physically and visually illustrate the Craftsman style include, but are not limited to, the property's unique roof line, shape, and pitch; overhanging eaves and fascia boards; exposed rafter tails and projecting purlins; location, placement, materials, size, function and features of the front porch; shingle wood siding on second floor and plaster sheathing on first floor; multi-pane casement and double-hung wood-frame windows; flat wood surrounds around window openings; configuration, grouping, and placement of fenestration; arched shape opening along front (primary) elevation; wide wood front door with glazing and sidelights; and decorative beam ends between floors. Siting aspects of the property include the main house's orientation, set back, and visibility from the street. Other contributing features include concrete driveway, porte cochere, concrete walk ways to the main residence, and general residential feel and setting. Because of compromised integrity, function, and general lack of historic importance, the detached two-story garage structure at the rear of the lot and swimming pool are not considered contributory elements to the overall significance of the property.

CONCLUSION

As discussed herein, the residential property located at 801 North Rodeo Drive 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 property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "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." In its architectural style, date of construction, workmanship, and location the subject property reflects an important period in the City's architectural history, its formative years. The property also satisfies 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 is directly associated with Edmund Locke the original owner of the dwelling who also had the distinction of serving as Beverly Hills' first City Recorder or "judge" during the years following the City's incorporation in 1914. 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 property embodies the unique and distinctive features of the Craftsman style in its design, materials, workmanship, setting, and overall configuration of the site. And under the requirements of subsection 10-3-3212(A)(4), the subject property satisfies this criterion in that it "possesses high artistic and aesthetic value." The property's architectural style, workmanship, materials, and expression of design so fully articulate the concepts of the Arts and Crafts movement that it epitomizes the principles of the Craftsman idiom. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) as it has architectural value important to the community.

BIBLIOGRAPHY

- Basten, Fred E. *Beverly Hills: Portrait of a Fabled City*. Los Angeles: Douglas-West Publishers, 1975.
- Beauchamp, Cari. *Joseph P. Kennedy Presents: His Hollywood Years*. New York: Alfred A. Knopf, 2009.
- Benedict, Pierce E., ed. and Don Kennedy. *History of Beverly Hills*. Beverly Hills: A.H. Cawston, 1934.
- Blum, Deborah. Photographs, 2013.
- Blumenson, John. *Identifying American Architecture*. New York: W.W. Norton & Company, 1989.
- Bricker, Lauren and Robert Winter, Janet Tearnen. *National Register of Historic Places Nomination Form for the Multiple Property Listing, "The Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement."* City of Pasadena, June 25, 1998.
- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York, New York: Henry Holt and Company, 1994.
- Davis, Genevieve. *Beverly Hills: An Illustrated History*. Northridge, California: Windsor Publications, Inc., 1988.
- Deering, James H. ed, Walter S. Brann and R.M. Sims. *General Laws of California*. San Francisco: Bancroft - Whitney Company, 1906.
- Gebhard, David and Robert Winter. *Architecture in Los Angeles*. Salt Lake City, Utah: Peregrine Smith Books, 1985.
- Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City, Utah: Gibbs Smith Publishers, 2003.
- Gross, Michael. *Unreal Estate*. New York: Broadway Books, 2011.
- IMDd. "Biography for Edwin Blum." www.IMDb.com. Accessed March 21, 2013.
- Jordan, Frank C. *Roster of State, County, City, and Township Officials of the State of California also Federal Officials for California*. Sacramento: California State Printing Office, 1917.
- Los Angeles County Tax Assessor Information.
- Los Angeles Public Library, On-line historical and image archives.

- Los Angeles Daily Journal*. "Residences—Beverly Hills—Edwin Locke," August 3, 1914, pg. 2, col.1.
- Los Angeles Times*. "Fast Tennis at Beverly Hills," February 17, 1919, pg. I4.
- Maddox, C. Richard. *Beverly Hills Justice*. Beverly Hills: self-published, 1959.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.
- McWilliams, Carey. *Southern California: An Island on the Land*. Salt Lake City, Utah: Peregrine Smith Books, 1946, Revised 1988.
- National Park Service. *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, DC.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, nd.
- New York Times*. "Obituaries," May 6, 1995.
- Office of Historic Preservation. *Instructions for Recording Historic Resources*. Sacramento, California: State of California, 1995.
- Polk's City Directories, City of Beverly Hills; City of Los Angeles.
- ProQuest Historical Newspapers: *Los Angeles Times* (1881-1988).
- Sanborn Fire Insurance Maps, City of Beverly Hills.
- State of California. *California Death Index, 1940 – 1997*. Sacramento, CA: State Department of California Department of Health Services, Center for Health Statistics, 2013.
- United States Census Records. U.S. Census Detail: 1910, 1920, 1930, 1940. Washington, D.C.: U.S. Department of Commerce, Bureau of the Census. www.Ancestry.com database.
- United States Department of the Interior. *National Register Bulletin*, "Guidelines for Local Surveys: A Basis for Preservation Planning." Washington, D.C.: U.S. Government Printing Office, 1985.
- United States Department of the Interior. *National Register Bulletin*. "How to Apply the National Register Criteria for Evaluation." Washington, DC: National Park Service, Interagency Resources Division, 1997.
- United States Patent Office. *Official Gazette of the United States Patent Office, volume 268*. Washington, DC: Patent Office, 1919.
- United States Social Security Administration. *Social Security Death Index, Master File*. Washington, DC: Social Security Administration, 2013.

Whiffen, Marcus. *American Architecture since 1780: A Guide to the Styles*. Cambridge: MIT Press, 1999.

City of Beverly Hills Sources

City Building Permits

City Minutes from 1914, 1915, and 1916. Beverly Hills City Clerk's office, City Hall.

Johnson Heumann Research Associates. "Beverly Hills Historic Resources Survey Final Report, 1985-1986." Prepared for the City of Beverly Hills, 1986.

Jones & Stokes, ICF. "City of Beverly Hills Historic Resources Survey Report, Survey Area 5: Commercial Properties." Prepared for the City of Beverly Hills, June 2006, rev. April 2007.

PCR Services. "Historic Resources Survey, Part I: Historic Resources Survey Update and Part II: Area 4 Multi-Family Residence Survey." Prepared for the City of Beverly Hills, June 2004.

APPENDIX

Photographs

Sanborn Fire Insurance Maps

Tax Assessor Map

Applicable Building Permit History

PHOTOGRAPHS

PHOTOGRAPHS



Photo 1: Front, primary (east) elevation, looking west



Photo 2: Front, primary (east) elevation, looking northwest



Photo 3: Context view from Lomas Avenue and Rodeo Drive, looking northwest



Photo 4: Front (east) elevation with driveway and porte cochere detail, looking west



Photo 5: East (side, primary) elevation along Lomitas Avenue, looking northwest



Photo 6: East (side, primary) elevation fronting Lomitas Avenue, looking north



Photo 7: South (side, primary) elevation along Lomitas Avenue, looking northeast



Photo 8: Brick wall enclosing backyard and along Lomitas Avenue, looking northwest



Photo 9: Brick wall along alley with two-story garage structure (with living units) in view, looking northeast



Photo 10: Backyard and two-story garage structure (with living units), looking east



Photo 11: Rear (west elevation) of two-story garage structure with living units, looking northeast



Photo 12: South half of two-story garage structure (west elevation), looking east



Photo 13: Backyard with two-story garage with living units in background, looking southwest



Photo 14: South side of backyard through side gate off Lomitas Avenue, looking west



Photo 15: Rear (west, secondary) elevation of main house, looking northeast



Photo 16: Swimming pool behind main house, looking southwest



Photo 17: Front (east) elevation details, looking west



Photo 18: Window details on east (front) elevation, looking west



Photo 19: Porte cochere off north side of main house, looking west



Photo 20: Porte cochere and front porch detail (note railing detail over porte cochere and garage in background)



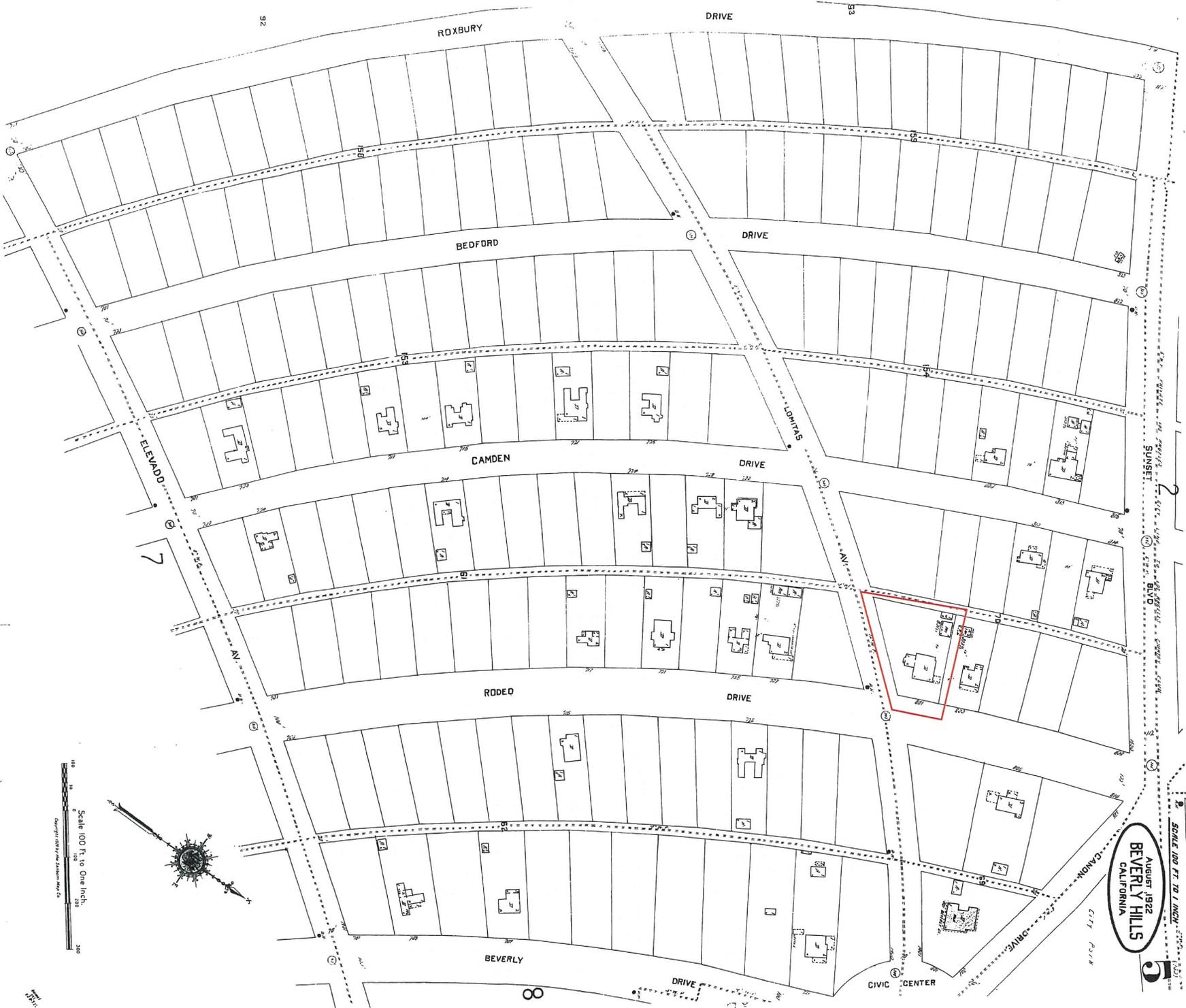
Photo 21: Front porch detail (front, east elevation), looking west



Photo 22: Front porch with front door detail, looking west

SANBORN FIRE INSURANCE MAPS

SANBORN FIRE INSURANCE MAP, BEVERLY HILLS



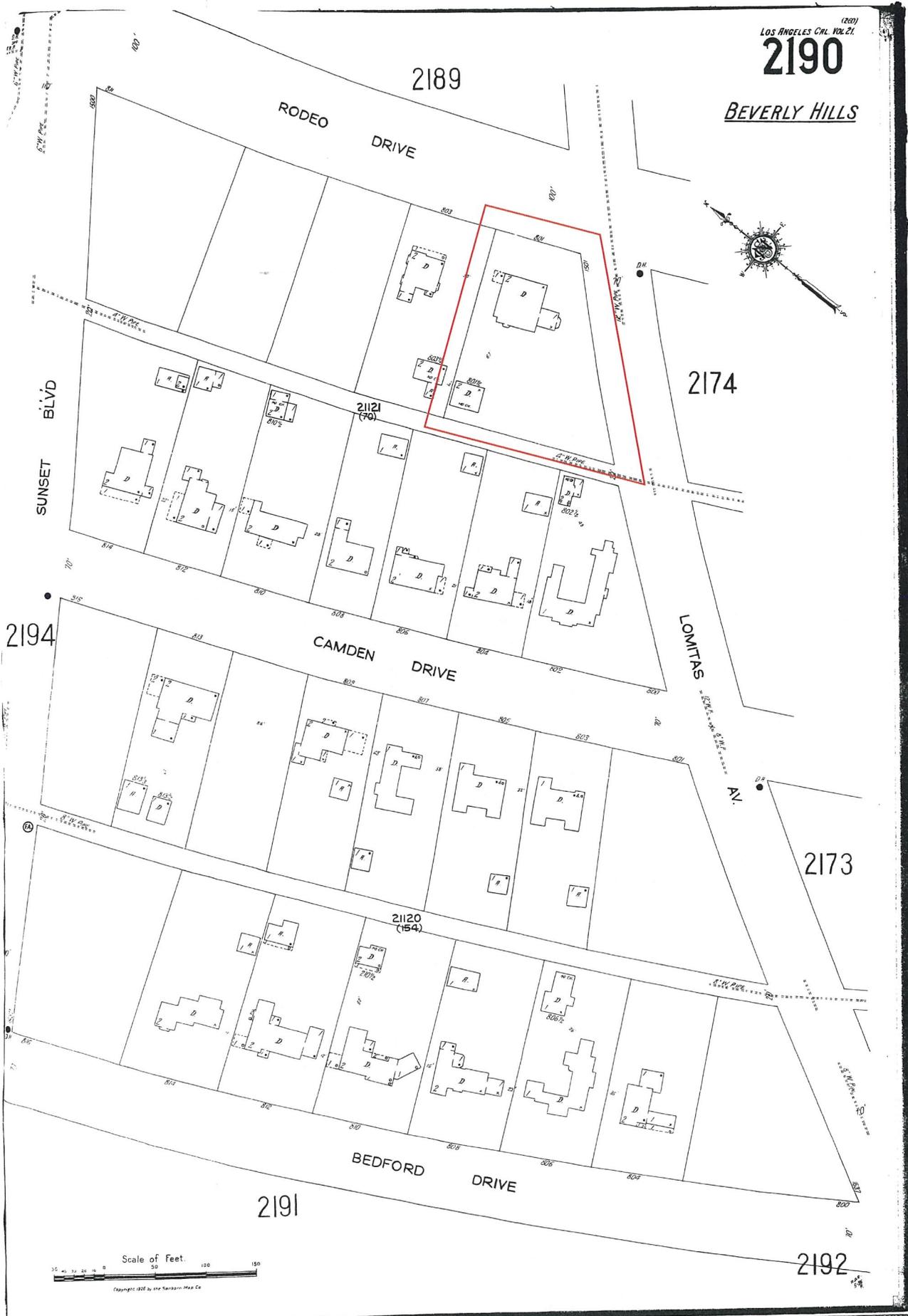
BH, Aug 1922

SANBORN FIRE INSURANCE MAP, BEVERLY HILLS

LOS ANGELES CAL. VOL. 21.

2190

BEVERLY HILLS



SANBORN FIRE INSURANCE MAP, BEVERLY HILLS

CAL. . . 049 (20)
LOS ANGELES CAL. VOL. 21

2190

BEVERLY HILLS



TAX ASSESSOR MAP

4345

SCALE 1" = 100'

V DR.

RODEO DR.

HARTFORD WAY

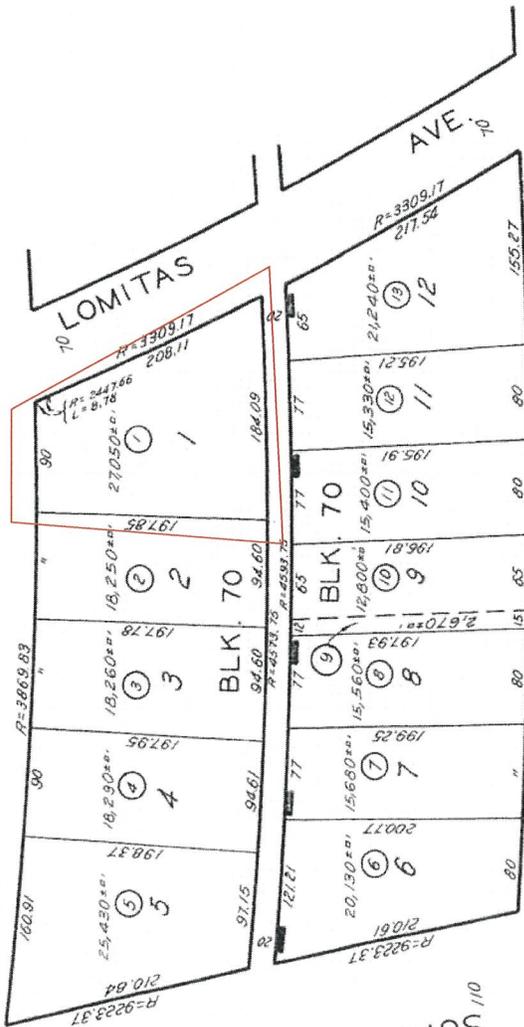
BENEDICT CANYON

SUNSET BLVD.

LOMITAS AVE.

CAMDEN DR.

DR.



BEVERLY HILLS

M.B. 11-186-187

BEVERLY HILLS

M.B. 21-45

CODE 2410

FOR PREV. ASSMT. SEE: 1835-11

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

APPLICABLE BUILDING PERMIT HISTORY

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 1 Block 70 Tract Beverly Hills
(Description of Job)

Garage & Servants Quarters
No. 801 No. Rodes Street
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage & Servants Quarters No. of Rooms 4 No. of Families 1
 - Owner's Name Mr. E. S. Sells Phone
 - Owner's Address 801 No. Rodes Drive
 - Architect's Name Phone
 - Contractor's Name A. B. Gibson Phone 584-570
 - Contractor's Address 119 Elm Street - Beverly Hills
 - VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$2479.00
 - Is there any existing building on lot? yes How used? Residence
 - Size of proposed building 24 x 28 Height to highest point 27 feet
 - Size of lot 150x91x50 Character of ground gran
 - Number of Stories in height 2 set back from property line: Front 15 Rear 15 Side 7
 - Material of foundation concrete Size of footings 18" Size of wall 9" Depth below ground 6"
 - Redwood Mud Sills 2 x 6 Girders 4 x 8 Posts under Girders 6 x 6
 - Material of chimneys No. of inlets to flue Interior sizes of flues Thickness of flue
 - Materials of Exterior Walls Frame & Stucco Material of interior construction 1 1/2" Plaster
 - Area of lot 12,560 Area of all Bldgs. on lot 2604 Per cent of lot covered 21.5%
 - Will all provisions of State Dwelling House Act be complied with? yes
- EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 4 Second floor joists 2 x 10 Specify material of roof Shingles

I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) A. B. Gibson
(Owner or Authorized Agent.)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>2726</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>1/6/25</u> <u>Barnwell</u> Plan Examiner	Application checked and found O. K. <u>475</u> Clerk	Stamp here when permit is issued JAN 6 - 1925
----------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------

Barnwell Superintendent of Buildings
475

3(10) 11/15/11 11/15/11 11/15/11

DEPARTMENT OF PERMITS
Application for the erection of buildings
Vally Rafter
Bearing partitions 2x4
new
Butt lath & plaster in Garage

Address: _____
City: _____

Proposed by: _____
Occupation: _____

Class: _____
Date: _____

When first or substantially renovated: _____

Purpose of building: _____

Owner's Name: _____

Owner's Address: _____

Architect's Name: _____

Contractor's Name: _____

Contractor's Address: _____

Is there any existing building on lot? _____

Size of proposed building: _____

Spec. for: _____

Number of stories in building: _____

Height of foundation: _____

Railroad and other lines: _____

Material of chimney: _____

Material of exterior walls: _____

Area of lot: _____

Will all provisions of State Building Code be observed? _____

EXEMPTION: _____

Second floor plan: _____

I have carefully examined the plans and specifications and find them to conform with the provisions of the Ordinance and that all provisions of the Ordinance and that all provisions of the Ordinance which apply to the building herein mentioned are observed.

When issued: _____

FROM DEPARTMENT USE ONLY		
Permit No. _____	Class _____	When issued _____
Application, fee and amount _____	City _____	When issued _____
When issued _____	City _____	When issued _____

When issued: _____

When issued: _____

All Applications must be filed out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDINGS

Handwritten initials

Application for the Erection of Buildings

CLASS-----

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 1 Block 70 Tract Beverly Hills
(Description of Job)
Addition to be used as Storeroom
No. 801 RODEO DRIVE Street
(Location of Property)

(USE INK OR INDELEBIL PENCIL)

- Purpose of Building STORE ROOM No. of Rooms ONE No. of Families NONE
- Owner's Name MRS. EDMUND LOCKE Phone _____
- Owner's Address 801 RODEO DRIVE
- Architect's Name Owner Phone _____
- Contractor's Name Owner Phone _____
- Contractor's Address _____
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 200.00
- Is there any existing building on lot? Yes How used? Dwelling & Storage
- Clear Height of Ceiling: Bath, Toilet 8'0" Living Rooms Owner Halls above Cellars above
(State Law)
- Number of Stories One Height to Highest Point to top 11'0"
- Size of Lot 90 x 197 Area of Lot 27000 sq ft Per Cent of Area Covered by All Buildings _____
(Fill out Item 3 of No. 11 in case of Courts, Apartments, Hotels only.)
- Set Back from Property Line {Including balconies, bays, porches, chimneys, steps, etc.} Front _____ Rear on his side over 15 ft
- Foundation Material Concrete Footing Width 16" Depth Below Natural Ground 12"
- Height of Foundation Above Finished Grade 6" Wall Width 8" Mud Sills none
- Joist Clearance from Ground none Girders none x _____ Posts Under Girders none x _____
- Chimney Material none No. of Inlets to Flue none Sizes, Flues none Thickness of Chimney Wall none
- Materials of Exterior Walls Concrete Material of Interior Construction _____
- Will all Provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR Studs none x _____ INTERIOR BEARING Studs none x _____ Interior Non-Bearing Studs none x _____
Ceiling Joists none x _____ Roof Rafters 2 x 4 FIRST FLOOR JOISTS none
Second Floor Joists none x _____ Roof Material Slate or Asbestos Shingles
- Location of Plumbing Cleanouts none Depth of Sewer "Y" _____ Sewer Length _____ Fall per ft _____

Plans on hand

I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Mrs. Edmund Locke
Per Andrew Jackson
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>11774</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, Etc.	Application checked and found O.K.	Stamp here when permit is issued
	Plan Examiner	<u>[Signature]</u> Clark	<u>NOV 28 1932</u>

[Signature]
Superintendent of Building

RODEO DRIVE

PRESENT GARAGE

30' 0"

PRESENT BRICK WALL ABOUT 4' 0" HIGH

16" CONCRETE FOOTING

NEW STORE ROOM

CEMENT FLOOR

BUILDING HEIGHT ABOUT 8' 0"

HIP ROOF 2x4 RAFTERS

SLATE OR ASBESTOS SHINGLES

CONCRETE OR CONCRETE
BLOCK CONSTRUCTION

ALLEY

WOODEN FENCE
PRESENT
INCORPORATED

STORE ROOM
FOR
MRS. EDMUND LOCKE
801 RODEO DRIVE
OWNER AND BUILDER
SCALE 1/4" TO 12"

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

CLASS-----

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

Application is hereby made to the Council of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

FIRST: That the permit does not grant any right or privilege to erect any building or other structure herein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 1 Block 70 Tract BEVERLY HILLS
(Description of Job)

No. 801 No. RODEO DR. Street
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building SWIMMING POOL FILTRATION PLANT No. of Families ---
- Owner's Name EDWARD LOCKE Phone ---
- Owner's Address 801 No. RODEO DR.
- Architect's Name --- Phone ---
- Contractor's Name PADDOCK ENGINEERING Co. Phone GR 2179
- Contractor's Address 1027 No. SYCAMORE AVE - 4A
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1,000
- Is there any existing building on lot? YES How used? RESIDENCE
- Clear Height of Ceiling Bath, Toilet Living Rooms --- Halls --- Cellars ---
(State Law)
- Number of Stories --- Height to Highest Point ---
- Size of Lot x Area of Lot --- Per Cent of Area Covered by All Buildings ---
(Fill out Item 8 on No. 11 in case of Courts, Apartments, Hotels only.)
- Set Back from Property Line {Including garages, bays, porches, chimneys, steps, etc.} Front --- Rear --- Side ---
- Foundation Material --- Footing Width --- Depth Below Natural Ground ---
- Height of Foundation Above Finished Grade --- Wall Width --- Mud Sills x
- Joist Clearance from Ground --- Girders --- Posts Under Girders x
- Chimney Material --- No. of Inlets to Flue --- Sizes, Flue --- Thickness of Chimney Wall ---
- Materials of Exterior Walls --- Material of Interior Construction ---
- Will all Provisions of State Dwelling House Act be complied with? ---
- EXTERIOR Studs x INTERIOR BEARING Studs x Interior Non-Bearing Studs ---
Ceiling Joists x Roof Rafters x FIRST FLOOR JOISTS x
Second Floor Joists x Roof Material ---
- Location of Plumbing Cleanouts --- Depth of Sewer --- Sewer Length --- Fall per ft. ---

I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign Here)

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>14612</u>	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Application checked and found O.K.	Stamp here when permit is issued
	Plan Examiner	<u>Viola M. Strainson</u> Clerk	<u>OCT 13 1936</u>

O. B. Baranwall
Superintendent of Building.

DEPARTMENT USE ONLY		
PLAN CHECK FEE	\$	
BUILDING PERMIT FEE	\$	2 ⁰⁰
EXTRA FEE	\$	
PLANS CHECKED BY		CORRECTIONS VERIFIED BY
APPLICATION APPROVED BY	<i>L. Mitchell</i>	
BUILDING TYPE	GROUP	DIVISION
PLAN ON B. P.	PLAN ON BACK	NO PLANS <input checked="" type="checkbox"/>

STREET ADDRESS OF JOB	801 N. Rodes Dr.	
BUILDING		
DEPT. OF BLDG.	BEVERLY HILLS, CALIF.	
LOT	BLK.	TR.
DESCRIPTION OF WORK	<i>Garden wall on lot set-back, not to exceed three feet in height</i>	
OWNER	<i>Edwin Blum</i>	
OWNER'S ADDRESS	801 N. Rodes Dr.	
	PHONE <i>Av. 56690</i>	
ARCHITECT		
STATE LIC. NO.	PHONE	
ENGINEER		
STATE LIC. NO.	PHONE	
CONTRACTOR		
CONTRACTOR'S ADDRESS	<i>Owner</i>	
	PHONE	
CITY LIC. NO.	STATE LIC. NO.	
VALUATION OF JOB	\$ <i>200⁰⁰</i>	
AREA OF BLDG.	NO. OF FAMILIES	
STORIES	HEIGHT	
FRONT SET BACK	SIDE SET BACK	
MATERIALS OF EXTERIOR WALLS		
SIGNATURE OF APPLICANT	<i>Edwin H. Blum</i>	

**TO THE
CITY COUNCIL OF THE CITY OF BEVERLY HILLS:**

Application is hereby made to the Council of the City of Beverly Hills, through the office of the Superintendent, Building Department for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

FIRST: That the permit does not grant any right or privilege to erect any building or other structure herein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 11-206(f), Beverly Hills Municipal Code.

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

DEC-31-57 55103 A - 33 2.00

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19625 of the Health and Safety Code. The additional costs of printing and permit application processing caused by these requirements can only be passed on to the applicant as they are not recoverable from the state.

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-39 License No. 298794

Date 10-4-83 *Erwin Blum*
OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 [commencing with Sec. 7000] of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.); The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. B. & P. C. for this reason:

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certificate of self-insurance (Sec. 3900, Lab. C.).

Policy No. 597584-83 Company State Fund
 Certified copy is hereby furnished.
 Certified copy is filed with the Department of Building & Safety.

Date 10-4-83 *Erwin Blum*
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner whatsoever that shall become subject to the Worker's Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Erwin Blum 10-4-83
 Signature of Owner or Contractor ONLY Date

-IMPORTANT-
 Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions set forth in the Beverly Hills Municipal Code and other applicable codes.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit and hold harmless the City of Beverly Hills, its officers, agents and employees in accordance with the provisions of Section B-3.1201 of the Beverly Hills Municipal Code.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within **ONE HUNDRED TWENTY (120) DAYS** from date of issuance of such permit.

**CITY OF BEVERLY HILLS
 DEPARTMENT OF BUILDING & SAFETY**

FOR DEPARTMENT USE ONLY		Code	7
PLAN CHECK FEE	\$		
P/ENERGY FEE	\$		
BLDG. PERMIT FEE	\$	106-85	
P/ENERGY FEE	\$		
TOTAL FEES	\$	106-85	
PLANS CHECKED BY	Jared SANDY		
APPLICATION APPROVED BY	Jared		
BUILDING TYPE	PLAN ON FILE	GROUP A SECTION	NOT PLANS
AREA OF BLDG.	NO. OF DWELLING UNITS	HEIGHT	REAR
STORIES	SETBACKS	FRONT	PARKING PROVIDED
VALUATION OF JOB	\$	4,700.00	
CONTRACTOR'S NAME	Erwin Blum		
CONTRACTOR'S ADDRESS	806 S. Robertson Blvd.		
CITY & STATE	L.A. CA 90035		
PHONE	657-0484		
CONTRACTOR'S LICENSE NO.	298794		
CONTRACTOR'S PERMIT NO.	106-85		
CONTRACTOR'S PHONE	657-0910		
ARCHITECT			
ADDRESS			
PHONE			
STATE LICENSE NO.			
PERMIT NO.	821366		
"CALL FOR INSPECTION"	550-4915		

OFFICE COPY

PERMIT NO : 89001190 PROJECT NO : P8900828 TYPE : BLDG
 ADDRESS : 801 N RODEO DR STATUS : APPROVED

APPL : 03/14/1989 APPR : 03/14/1989 COMP : EXP :
 VALUATION : \$25,000.00 P/R/E : HBW

APPLICANT : DEBORAH BLUM/DALE HERD OWNER : DEBORAH BLUM/DALE HERD
 ADDRESS : 801 N. RODEO DRIVE
 PHONE : 213-463-1615

ADDITIONAL INFO : OTHER BUILDING INFO: PLAN IS ON FILE
 OWNER/BUILDER
 BLDG TYPE=VNR
 GRP AND DIV=R3

C: ANGEL PLUMBING CO INC 475560 213-278-5080 89002788 PLBG
 PERMIT TO DO : REPLACE TERMITE DAMAGE, REPLACE PARTIAL FOUNDATION TO EXIST. HOUSE

Fees

Fee description	Units	Fee/Units	Ext Fee	Data
PERMIT FEE #10				\$460.55

TOT.FEES : \$460.55 PAYMENTS : \$460.55 CREDITS : \$0.00
 ADJUST : \$0.00 BAL DUE : \$0.00

Permits

Type	Number	Status	Issue Date	Comp. Date	Payments	Balance Due
PLBG PERMIT TO DO: REMODEL	89002788	APPROVED	06/15/1989		\$125.25	\$0.00
PCBLDG PERMIT TO DO: REPLACE TERMITE DAMAGE, REPLACE PARTIAL FOUNDATIONS TO HOUSE	C8900233	APPROVED	03/14/1989		\$230.28	\$0.00

PERMIT NO : 94003266 PROJECT NO : P9402416 TYPE : BLDG
 ADDRESS : 801 N RODEO DR STATUS : FINAL

APPL : 08/01/1994 APPR : 08/01/1994 COMP : 11/30/1994 EXP : 01/28/1995

VALUATION : \$7,500.00 P/R/E : OH

APPLICANT : FRIENDSHIP CONSTRUCTION OWNER : HERD,DALE AND

ADDRESS : 22144 GILMORE ST

PHONE : 818-347-7335

ADDITIONAL INFO :

C: FRIENDSHIP CONSTRUCTION 595526 818-347-7335 94003266 BLDG

PERMIT TO DO : REBUILD CHIMNEY IN LIVING ROOM DINING RM AND BEDROOM

Fees

Fee description	Units	Fee/Units	Ext Fee	Data
OTHER FEE	7500		\$75.00	

TOT.FEES : \$75.00 PAYMENTS : \$75.00 CREDITS : \$0.00
 ADJUST : \$0.00 BAL DUE : \$0.00

Conditions

- 1). FOR WOOD EXTENSION. S.A.S. 1764 NO PLAN

Inspections

Item	Description	Permit	Date	Action	Inspector
0010	Footing excavation/reinforcing	94003266	09/09/1994	RI	01326
0010	Footing excavation/reinforcing INSTALL HORIZONTAL FIRESTOPPING AT CEILING-FLOOR LEVEL AND AT CEILING ATTIC LEVEL MADE OF NON-COMBUSTABLE MATERIAL	94003266	09/09/1994	C	01326
0014	Rough framing	94003266	09/19/1994	RI	01326
0014	Rough framing	94003266	09/19/1994	AP	01326
0015	Exterior lath	94003266	09/26/1994	RI	01326
0015	Exterior lath	94003266	09/26/1994	AP	01326
0020	Scratch coat exterior	94003266	09/28/1994	RI	01326
0020	Scratch coat exterior	94003266	09/28/1994	AP	84922



**DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING AND SAFETY
455 North Rexford Dr.
Beverly Hills, Calif. 90210**

Permit No : **BS0316312**
Permit Status : Final
Plan Check Status : PC Final
Page 1 of 3
03/04/2013

Roofing Permit

Job Address: **801 RODEO DR, N**

PRE : rotamura
Entered By : slewis

Project No 030005466
Activity Type Roofing
Project Name ROOFING
Parcel Number 4345011001
Project Description ROOFING

Applied : 12/23/2003
Issued : 12/23/2003
Completed : 01/30/2004
To Expire : 06/20/2004

Owner DEBBIE GLUM
Applicant MIKE'S ROOFING SERVICE CO INC
Applicant Address 16046 BLYTHE STREET VAN NUYS CA 91406
Applicant Phone (818)780-8820

Base Address 801 RODEO DR, N

Valuation \$6,000.00

Job Description TEAR OFF EXISTING ROOF,INSTALL 1/2" CDX PLYWOOD, INSTALL ONE LAYER OF 30LB. FELT,ROOF COVERING 25YR SHINGLE.

CONTRACTOR MIKE'S ROOFING SERVICE CO INC Lic. 422724 (818)780-8820
16046 BLYTHE STREET VAN NUYS CA 91406
046-16273 STATE COMP. INS. FUND

Fees

Fee Description	Account	Units	Fee/Units	Amount	Paid
PERMIT FEE	10			\$222.80	\$222.80

Plan Check		Permit		Total	
Fees:	\$0.00	Fees:	\$222.80	Fees:	\$222.80
Payments:	\$0.00	Payments:	\$222.80	Adjustments:	\$0.00
Balance Due:	\$0.00	Balance Due:	\$0.00	Payments:	\$222.80
				Extend Credit:	\$0.00
				Balance Due:	\$0.00

Date	Transaction Type	Method	Amount
12/23/2003	Payment of Balance Due	card	\$222.80
12/23/2003	Payment of Balance Due	card	\$7.50

Business Tax

License No	Name	Primary	Valuation	Tax	Paid	Balance Due
422724	MIKE'S ROOFING SERVICE CO INC	✓	\$6,000.00	\$7.50	\$7.50	0.00

Conditions

ROOFING REQUIREMENTS:

1. All roof coverings shall be CLASS "A" fire retardant, unless specifically approved by this department.
2. Roofing products NOT PRESCRIBED under UBC SEC.1504, shall be approved by this department. HOWEVER, approval from ICBO or other recognized agencies may be acceptable. A copy of an evaluation report from these agencies MUST BE AVAILABLE

FOR INFORMATION AND SERVICES, PLEASE VISIT THE BUILDING & SAFETY DIVISION ONLINE AT www.beverlyhills.org/bldgonline OR DIAL (310) 285-1141.

******IMPORTANT CONDITIONS******

- Application is hereby made to the City Building Official for a permit subject to the conditions and restrictions set forth in the Beverly Hills Municipal Code and other applicable codes.
1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall, indemnify and hold harmless the City of Beverly Hills, its officers, agents and employees in accordance with the provisions of Section 9-3.1201 of Beverly Hills Municipal Code.
 2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING AND SAFETY
455 North Rexford Dr.
Beverly Hills, Calif. 90210**

Permit No : **BS0316312**
Permit Status : Final
Plan Check Status : PC Final
Page 2 of 3
03/04/2013

Roofing Permit

Job Address: **801 RODEO DR, N**

PRE : rotamura
Entered By : slewis

AT THE JOB SITE AT ALL TIMES.

3. A safe, full height ladder **MUST BE ON SITE AT THE TIME OF OF INSPECTION**. Failure to provide the required ladder could result in a RE-INSPECTION FEE.

4. **REQUIRED INSPECTIONS DURING A RE-ROOFING PROJECT ARE AS FOLLOWS:**

- * Call for inspection when the deck is exposed and before any roofing materials are installed.
- * Call for nailing inspection if new sheathing is being installed.

DISCHARGES INTO STORM DRAIN SYSTEM:

Storm water/urban runoff discharges to the public storm drainage system shall be prohibited for all discharges not wholly comprised of storm water, or permitted by a valid National Pollution Discharge Elimination System (NPDES) permit issued by the California Regional Water Quality Control Board. "Storm drain system" includes all roads with drainage systems, municipal streets, catch basins, curbs, gutter, ditches, man-made channels, or storm drains. The contractor shall prevent all non-storm water discharges from the construction site (i.e. mixing and cleaning construction materials, concrete washout, disposal of paints, adhesives, solvents, and landscape products).

TO REQUEST AND INSPECTION:

- A.) Dial 310.285.2534
- B.) Enter your permit number. (Remember, each permit has a different number.)
- C.) Enter your three digit inspection request from the list below.

- 150. Roof deck (existing)
- 151. Roof sheathing (nailing)
- 152. Fire-retardant shakes/shingles-underlayment Class "A" (wood roofs)
- 153. Final roof

SPECIAL INSPECTION/INVESTIGATION FEE: A special inspection fee may be assessed by the building official or his technical officers, inspectors, and other employees as determined necessary to achieve compliance of the permitted work and/or related activity. Such enforcement shall result from those actions and/or a violation(s) of Beverly Hills Municipal code associated with the permitted work and/or related activity caused by property owner, contractor, its employees, and/or persons working under the control and direction of contractor. A two hour minimum special inspection/investigation fee shall apply, with additional time charged at the current hourly rate. Such related building and/or technical permits shall be suspended until the assessed special investigation fee has been paid and the subject actions and/or violations(s) of Beverly Hills Municipal code have been resolved to the satisfaction of the building official.

RESTRICTIONS ON CONSTRUCTION ACTIVITY: No person shall engage in construction, maintenance or repair work which requires a City permit between the hours of 6:00 p.m. and 8:00 a.m. of any day, or at any time on a Sunday or public holiday unless such person has been issued an after hours construction permit. In addition, no person shall engage in such work within a residential zone, or within five hundred (500) feet of a residential zone, at any time on a Saturday unless such person has been issued an after hours construction permit. For the purpose of this Section, "Public Holiday" shall mean: (1) New Year's Day (2) Memorial Day (3) Independence Day (4) Labor Day (5) Thanksgiving Day (6) Christmas Day. No person employed for the purposes of construction, maintenance, or repair work which requires a city permit shall enter a site on which such work will be done

FOR INFORMATION AND SERVICES, PLEASE VISIT THE BUILDING & SAFETY DIVISION ONLINE AT www.beverlyhills.org/bldgonline OR DIAL (310) 285-1141.

****IMPORTANT CONDITIONS****

Application is hereby made to the City Building Official for a permit subject to the conditions and restrictions set forth in the Beverly Hills Municipal Code and other applicable codes.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall, indemnify and hold harmless the City of Beverly Hills, its officers, agents and employees in accordance with the provisions of Section 9-3.1201 of Beverly Hills Municipal Code.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING AND SAFETY
455 North Rexford Dr.
Beverly Hills, Calif. 90210**

Permit No : **BS0316312**
Permit Status : Final
Plan Check Status : PC Final
Page 3 of 3
03/04/2013

Roofing Permit

Job Address: **801 RODEO DR, N**

PRE : rotamura
Entered By : slewis

prior to 8:00 a.m. Any violation of this condition shall be deemed to be an infraction.

LAND SITE DATA

Land Name - test
Required Parking - 456

Provided Parking - 456

FOR INFORMATION AND SERVICES, PLEASE VISIT THE BUILDING & SAFETY DIVISION ONLINE AT www.beverlyhills.org/bldgonline OR DIAL (310) 285-1141.

******IMPORTANT CONDITIONS******

Application is hereby made to the City Building Official for a permit subject to the conditions and restrictions set forth in the Beverly Hills Municipal Code and other applicable codes.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall, indemnify and hold harmless the City of Beverly Hills, its officers, agents and employees in accordance with the provisions of Section 9-3.1201 of Beverly Hills Municipal Code.
2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

OSTASHAY & ASSOCIATES CONSULTING

PO BOX 542

LONG BEACH, CA 90801

562.500.9451