

# **Attachment 4**

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING CITY HALL AT 450 N. CRESCENT 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 December 4, 2012, the City Council conducted a preliminary consideration of Beverly Hills City Hall located at 450 N. Crescent Drive, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Beverly Hills City Hall warranted formal consideration by the Cultural Heritage 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 Beverly Hills City Hall incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate Beverly Hills City Hall 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. Beverly Hills City Hall occupies the northern portion of the irregularly shaped block bounded by North Rexford Drive on the east, Burton Way on the south, North Crescent Drive on the west and Santa Monica Boulevard on the north. Since 1992, City Hall has shared this property with arcades, courtyards, buildings, and other features constructed as part of an expanded Beverly Hills Civic Center. The primary historic elevation fronts onto Crescent Drive, facing west, although the public entry has been shifted to the east side on Rexford Drive as part of the Civic Center expansion. The Civic Center property is located at the northeast corner of the City's triangular commercial district and acts as a transition to the former industrial area further to the east. Constructed in 1931-1932, Beverly Hills City Hall is an H-shaped building designed in the Spanish Renaissance style. It is nearly symmetrical in massing and appearance, with a central, three-story-plus-basement block topped by a tower rising an additional five stories. One- and two-story wings complete the composition. Of reinforced concrete construction, the exterior is finished with cement plaster and extensively ornamented with architectural terra cotta. A dome of glazed tile in a palette of blue, turquoise, and gold tops the tower, and is itself surmounted by a gold-trimmed cupola. Wrought iron grilles adorn selected windows and handsome bronze double doors provide entry. Office windows are primarily metal-framed, double casements. Two one-story wings extending west towards

Crescent Drive, the north one housing the City Council Chambers and the south one containing the Municipal Gallery (formerly the Courtroom), are fenestrated with five bays of full-height, round-headed, multi-light steel windows. Primary entries are located on the east and west elevations, with secondary entries on the north and south and accessing the one-story wings on the west. Raised piers articulate the division of each elevation into bays. Deep, intricate relief work embellishes the pier capitals, frieze, entry surrounds, and arched window spandrels. A stringcourse defines the frieze, and an undulating molding marks the flat roofline. Wings on the west and east embrace landscaped courtyards, the west one echoing its historic terraced design while the east one dates to the 1982-1992 Civic Center expansion. Other notable exterior modifications include a two-story wing extending east from the north elevation to span Rexford Drive and the construction of a new east elevation, which is one-bay deep, attached to the original building, and contains a new, monumental entry. The additions are integrated with the original building through repetition of the piers and continuation the floor, frieze, and roof lines but are visually distinguished through use of an Art Deco influenced design and modern finishes. The interior of the building is also characterized by preserved historic public spaces and compatibly designed remodeled spaces resulting from recent (1988-2009) renovations. The original entry lobby off of Crescent Drive, now the second floor but originally the first, has been restored, including the terrazzo floors, marble baseboards, travertine walls, and ornately beamed, coffered, and painted ceiling. Deeply carved relief work frames the entry. Blind arches, relief panels, and engaged colonnettes at the corners enliven the walls. The two-story space is overlooked by a mezzanine balcony, now the third floor elevator lobby. It is distinguished by an elaborately scrolled and decorated archway set above a delicately designed wrought iron railing. Corridors leading north and south from the scalloped archways in the lobby are vaulted and

provide access to the other two historic spaces, the Council Chamber on the north and the former Court Room on the south. The Council Chamber features a ceiling of carved wooden beams and painted coffers, wormy chestnut paneling, original chandeliers and leather-upholstered wooden benches. The Court Room, now Gallery, is also graced by a beamed and painted ceiling, but has been altered by enclosures at the east and west ends. Other publically accessible interior spaces in the building are a result of the 1988-2009 project, and while echoing the historic design, are modern interpretations. These non-original spaces include the entire first floor (the original basement), elevators, and third floor office corridor accessed from the mezzanine. Although the 1982-1992 project resulted in alterations to Beverly Hills City Hall, the design clearly respected the original character of the building. The primary (west) façade, north and south elevations, and tower have been restored, as have the significant interior public spaces. Comparisons of historic photographs with the current appearance of the building reinforce this substantial integrity.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), this property satisfies the necessary requirements for local landmark designation. Beverly Hills City Hall 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. As the seat of local government, City Hall is directly associated with the City’s coming of age in the 1920s and 1930s, a period of explosive growth that cemented Beverly Hill’s character and reputation as a small but well-to-do, independent city in the midst of Los Angeles’s inexorable march to the west. Following the 1929

crash, when most communities faced a slowdown in construction, Beverly Hills, with the civic support and financial investment of its residents, embarked on an extensive program of public construction, encompassing the civic center, water treatment plant, and a dramatic expansion of the City's park system. Beverly Hills City Hall, with its monumental tower, elegant design and lavish finishes, is the symbol of the City's identity and achievements and culminated this formative period in the city's development. In consideration of eligibility, the property appears to satisfy this criterion.

Beverly Hills City Hall 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 the "modified Spanish Renaissance" style, which, according to the architect, drew upon the same precedents as the Churrigueresque variant of the Spanish Colonial Revival style. In massing, the building is reminiscent of the seminal Nebraska State Capital (1922-1932), designed by Bertram W. Goodhue and is one of a handful of local city halls that utilized towers to symbolize preeminence in the community (Los Angeles City Hall, 1926-1928; Santa Monica City Hall, 1938-1939). Character-defining features of Spanish Renaissance style include its symmetrical massing and fenestration enlivened with the exuberant sculptural decoration whose patterns were derived originally from silverwork and which was much favored on the Spanish colonial buildings of Mexico. Beverly Hills City Hall exhibits these characteristics, as well as many features associated with the Spanish Colonial Revival in general, including its smooth, cement plaster exterior; blue-tiled dome; arched windows and doors; grille-covered windows; and fountain-adorned courtyard. Interior features associated with the style include elaborately beamed, coffered, and painted ceilings; terrazzo flooring; bronze and glass chandeliers; and wooden benches upholstered with Spanish leather.

Although rehabilitated and expanded, the building exterior and significant interior spaces continue to appear almost identical to historic photographs dating to the year of its completion in 1932. The property satisfies this criterion.

Beverly Hills City Hall is eligible under “significance” criterion A.4. The property represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value. This property is representative of the work of Koerner and Gage, an architectural firm included on the City’s List of Master Architects. In addition, the consulting architect for the original City Hall, John C. Austin (of the firm Austin and Ashley), the architect for the Civic Center expansion in 1982-1992, Charles W. Moore, are also recognized on the Master Architects list. Beverly Hills City Hall is the most famous commission associated with the firm of Koerner and Gage, who practiced in the wider Los Angeles area but maintained offices on North Camden Drive in Beverly Hills. Beverly Hills City Hall was the most widely published of their work during the architects’ lifetimes and it continues to be design upon which the reputation of the firm is based. Additionally, the property does possess high artistic and aesthetic value in its design, workmanship, materials, and style. Particularly notable in this regard are the exterior terra cotta ornamentation; the treatment of the tower and its dome; and the interior finishes in the public spaces, notably the painted ceilings, carved beams, travertine walls, wood paneling, and terrazzo floors. Therefore, the subject property appears to satisfy this criterion.

Beverly Hills City Hall is eligible under “significance” criterion 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 has been formally determined eligible for listing in the National Register of Historic Places and is therefore listed in the California Register of Historical Resources. It was initially recommended eligible through a historic resources survey evaluation in 1976. The citywide historic resources survey in 1985-1986 confirmed this recommendation. In 1994, through a consensus determination by OHP and FEMA, the property was officially determined eligible for inclusion in the National Register. This determination occurred after the 1982-1992 civic center expansion project. When the regulations implementing the California Register were activated in 1998, the property was automatically listed in the California Register. Therefore, Beverly Hills City Hall satisfies this criterion.

Beverly Hills City Hall 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 1932, when City Hall was completed. Those important features of location, setting, design, materials, workmanship, feeling, and association are still evident in the property and help to render it historically significant. It retains integrity of location. Modifications to the setting include renovation of the landscaping, including elimination of the reflecting pool, new gardens and access to underground parking on the north, new arcades and elliptical courtyards on the south and east, replacement of the 1932 Fire Department building, and the new bridge connecting the northeast wing to the Police Department. However, the original courtyard layout and features on the west have been maintained and new construction has been carefully set back from the building or located on a secondary elevation, with the result that the setting, while changed, retains sufficient integrity to recall the period of significance. The exterior design, materials, and workmanship of the building are substantially intact, with exception of the secondary, east elevation, where care was taken to evoke the historic period at the entry and

differentiated elsewhere, while maintaining the essential proportions and rhythms of the original building. On the interior, the original public spaces also retain substantial integrity of design, materials and workmanship. As a result, integrity of both feeling and association are also retained.

Beverly Hills City Hall is eligible under “significance” criterion C because the property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City’s historic preservation ordinance.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Beverly Hills City Hall 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:

Overall:

- Massing, incorporating three-story plus basement central block, with attached, one- and two-story wings, and prominent, domed, five-story central tower
- “H-“ shaped plan
- Symmetrical arrangement of features

- Flat roof
- Terraced, landscaped courtyard on west elevation with urn- and scroll-topped patio walls, two fountains, symmetrical layout, and any remnants of original plantings such as specimen trees
- Location at the northeast corner of the commercial district, between two historical railway routes on Santa Monica Boulevard and Burton Way
- Views to City Hall, and the tower in particular, from Santa Monica Boulevard

#### Exterior Elevations:

- Cement plaster exterior finish
- Raised piers that divide the elevations into single-window bays, rise uninterrupted to the frieze, and alternate narrow and wide in the central north and south wings
- Friezes and parapets
- Architectural terra cotta ornamentation (top of tower and beneath dome; parapet coping; pier capitals; frieze; window spandrels; entry surrounds; pilasters; volutes; and scrolls)
- Stringcourses above the base and below the frieze
- Window grilles of wrought iron and pierced concrete (tower)
- Steel-framed windows (round-headed multi-light chamber/court room windows, flat-headed casements)
- Original entry doors, including bronze, round-headed, double doors at main (west) entry and doors to secondary west entries and north and south entries

- Exterior staircases to secondary entries
- Original light fixtures
- Tower (height, massing, piers, fenestration, finishes and ornamentation, hexagonal open “belfry,” railings, tiled dome, and cupola)

Interior Spaces (Main Lobby, North-South Corridor, Council Chamber; Court Room (Gallery) on First (now Second) Floor and Mezzanine (now Third Floor) Lobby :

- Original plan/layout and spatial relationships of public spaces
- Original floor finishes (terrazzo and marble baseboards)
- Original wall finishes (travertine in lobby, wormy chestnut paneling in Council Chamber)
- Painted and coffered ceilings in lobby, Council Chamber, and Court Room (Gallery)
- Architectural features (ornately carved beams, archways, colonnaded corners, blind arches, relief panels, frieze, main entry surround, wrought iron mezzanine railing, bronze dedication plaque)
- Original bronze chandeliers

Section 8. REASONS FOR DESIGNATING BEVERLY HILLS CITY HALL A LANDMARK. The City Council finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because Beverly Hills City Hall 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." Beverly Hills City Hall is the product and symbol of the City's definitive period of development during the 1920s and 1930s and is the focus of the City's civic and political life.

Beverly Hills City Hall also 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 design, materials, workmanship, setting, and overall character of the site together reflect an aspect of the Spanish Colonial Revival style, characterized by the architects as the Spanish Renaissance style.

Beverly Hills City Hall also satisfies the requirements of subsection 10-3-3212 A. 4, in that it "represents a notable work of a person included on the City's List of Master Architects." Beverly Hills City Hall satisfies this criterion in that it represents the notable work of Master Architects Koerner and Gage, and possesses high artistic and aesthetic value that it so fully articulates the design theories of the Spanish Renaissance style in its architecture and associated art forms."

Additionally, Beverly Hills City Hall has been formally determined eligible for listing in the National Register of Historic Places and has been listed in the California Register of Historical Resources and therefore meets the requirements of subsection 10-3-3212(A)(6). The property also satisfies the requirements of subsection 10-3-3212(B) in that it fully retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. Each of the foregoing reasons supports the conclusion that designating Beverly Hills City Hall a 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 identified by the footprint of the original 1931 Koerner and Gage building.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of Beverly Hills City Hall located at 450 N. Crescent Drive, Beverly Hills, as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of Beverly Hills City Hall 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 Beverly Hills City Hall 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 Beverly Hills City Hall is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of Beverly Hills City Hall 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 Beverly Hills City Hall as a local landmark in the City of Beverly Hills and places Beverly Hills City Hall on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 13, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of Beverly Hills City Hall as a local landmark included on the City’s Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 14. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be

recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

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

ATTEST:

\_\_\_\_\_  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM

*for*  *(CDS)*  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT

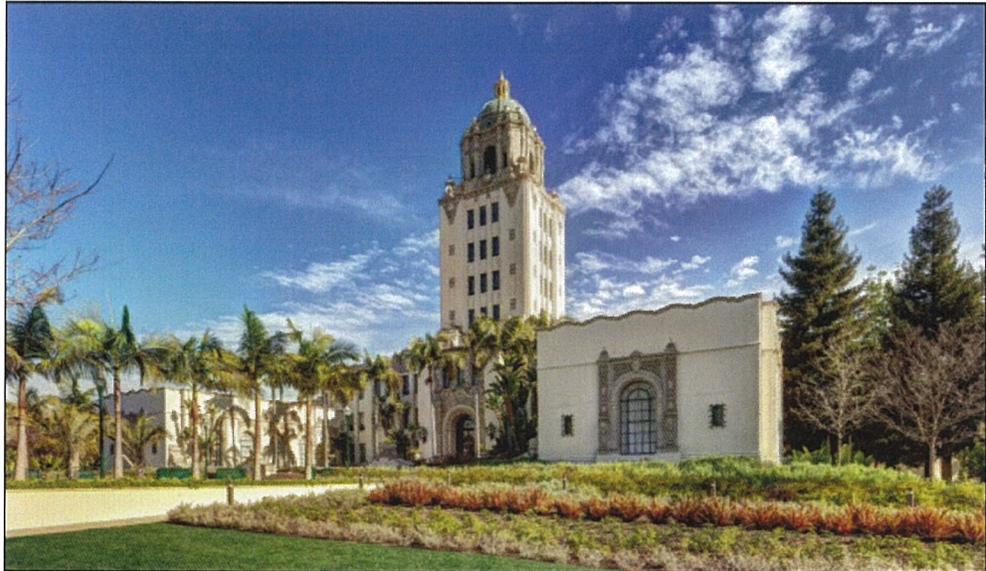
  
\_\_\_\_\_  
SUSAN HEALY KEENE  
Director of Community Development

Exhibit A – Landmark Assessment Report for Beverly Hills City Hall at 450  
North Crescent Drive, Beverly Hills, Prepared by Ostashay &  
Associates Consulting.

# **EXHIBIT A:**

**Landmark Assessment Report for  
Beverly Hills City Hall at 450 North Crescent Drive, Beverly Hills  
Prepared by Ostashay & Associates Consulting**

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



April 2013

**Beverly Hills City Hall**  
450 North Crescent 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  
Leslie Heumann, Consultant  
Ostashay & Associates Consulting  
PO BOX 542, Long Beach, CA 90801

# CITY LANDMARK ASSESSMENT AND EVALUATION

## **Beverly Hills City Hall**

455 North Rexford Drive (formerly 450 North Crescent Drive)

Beverly Hills, CA 90210

APN: 4343-001-901

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## **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 Beverly Hills City Hall, located at 455 North Rexford Drive in the City of Beverly Hills, California. 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 Leslie Heumann, Consultant, 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, historic periodicals, and other historic records was 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. Specifically, 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, 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**

Beverly Hills City Hall 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.3, A.4 and A.6. 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**

Beverly Hills City Hall occupies the northern portion of the irregularly shaped block bounded by North Rexford Drive on the east, Burton Way on the south, North Crescent Drive on the west and Santa Monica Boulevard on the north.<sup>1</sup> Since 1992, City Hall has shared this property with arcades, courtyards, buildings, and other features constructed as part of an expanded Beverly Hills Civic Center. The primary historic elevation fronts onto Crescent Drive, facing west, although the public entry has been shifted to the east side on Rexford Drive as part of the Civic Center expansion. The Civic Center property is located at the northeast corner of the City's triangular commercial district and acts as a transition to the former industrial area further to the east.

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 a highly selective, county-wide, historic resources survey conducted under the auspices of the Natural History Museum in 1976. At that time, a National Register Status Code (now referred to as the California Historical Resource Status Code) of 3, which identified the property as eligible for the National Register of Historic Places (National Register), was assigned. National Register eligibility was confirmed by the 1985-1986 city-wide Beverly Hills Historic Resources Survey. In 1994, following the Northridge Earthquake, City Hall was determined eligible for inclusion in the National Register through consensus of the Federal Emergency Management Agency (FEMA) and OHP. Because of this determination, the property was automatically listed in the California Register. It therefore is now assigned a California Historical Resource Status Code of 2S2 (individual property determined eligible to National Register by Section 106 consensus and listed in

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<sup>1</sup> *These directions are utilized for descriptive purposes throughout the report, although the subject property is slightly skewed from true north.*

California Register). This determination of eligibility appears to have post-dated the Civic Center expansion project and associated exterior modifications to City Hall.

## **PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY**

**Description.** Constructed in 1931-1932, Beverly Hills City Hall is an H-shaped building designed in the Spanish Renaissance style. It is nearly symmetrical in massing and appearance, with a central, three-story-plus-basement block topped by a tower rising an additional five stories. One- and two-story wings complete the composition. Of reinforced concrete construction, the exterior is finished with cement plaster and extensively ornamented with architectural terra cotta. A dome of glazed tile in a palette of blue, turquoise, and gold tops the tower, and is itself surmounted by a gold-trimmed cupola. Wrought iron grilles adorn selected windows and handsome bronze double doors provide entry. Office windows are primarily metal-framed, double casements. Two one-story wings extending west towards Crescent Drive, the north one housing the City Council Chambers and the south one containing the Municipal Gallery (formerly the Courtroom), are fenestrated with five bays of full-height, round-headed, multi-light steel windows. Primary entries are located on the east and west elevations, with secondary entries on the north and south and accessing the one-story wings on the west. Raised piers articulate the division of each elevation into bays. Deep, intricate relief work embellishes the pier capitals, frieze, entry surrounds, and arched window spandrels. A stringcourse defines the frieze, and an undulating molding marks the flat roofline.

Wings on the west and east embrace landscaped courtyards, the west one echoing its historic terraced design while the east one dates to the 1982-1992 Civic Center expansion. Other notable exterior modifications include a two-story wing extending east from the north elevation to span Rexford Drive and the construction of a new east elevation, which is one-bay deep, attached to the original building, and contains a new, monumental entry. The additions are integrated with the original building through repetition of the piers and continuation the floor, frieze, and roof lines but are visually distinguished through use of an Art Deco influenced design and modern finishes.

The interior of the building is also characterized by preserved historic public spaces and compatibly designed remodeled spaces resulting from recent (1988-2009) renovations. The original entry lobby off of Crescent Drive, now the second floor but originally the first, has been restored, including the terrazzo floors, marble baseboards, travertine walls, and ornately beamed, coffered, and painted ceiling. Deeply carved relief work frames the entry. Blind arches, relief panels, and engaged colonnettes at the corners enliven the walls. The two-story space is overlooked by a mezzanine balcony, now the third floor elevator lobby. It is distinguished by an elaborately scrolled and decorated archway set above a delicately designed wrought iron railing. Corridors leading north and south from the scalloped archways in the lobby are vaulted and provide access to the other two historic spaces, the Council Chamber on the north and the former Court Room on the south. The Council Chamber features a ceiling of carved wooden beams and painted coffers, wormy chestnut paneling, original chandeliers and leather-upholstered wooden benches. The Court Room, now Gallery, is also graced by a beamed and

painted ceiling, but has been altered by enclosures at the east and west ends. Other publically accessible interior spaces in the building are a result of the 1988-2009 project, and while echoing the historic design, are modern interpretations. These non-original spaces include the entire first floor (the original basement), elevators, and third floor office corridor accessed from the mezzanine.<sup>2</sup>

Although the 1982-1992 project resulted in alterations to Beverly Hills City Hall, the design clearly respected the original character of the building. The primary (west) façade, north and south elevations, and tower have been restored, as have the significant interior public spaces. Comparisons of historic photographs with the current appearance of the building reinforce this substantial integrity.

**Building Permit History.** A review of building permits indicate that, since its original construction in 1931-1932, City Hall has been subjected to a continuous stream of alterations to accommodate evolving City needs. Over 100 building permits are on file and are itemized in the Appendix. Major alterations to the interior of City Hall have occurred when historic uses have been removed from the building and accommodated elsewhere (e.g., the library, hospital, court room, and most recently, Police Department and City Jail) and between 1988 and 2008, when all but the primary historic spaces were extensively remodeled.

## **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.<sup>3</sup>

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.<sup>4</sup> 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.

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<sup>2</sup> *The fourth floor and upper levels were not inspected.*

<sup>3</sup> *Beverly Hills Historic Resources Survey 1985-1986, pg. 5.*

<sup>4</sup> *Ibid, pg. 8-9.*

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 around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.<sup>5</sup>

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission and Spanish Colonial Revival, and other 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. It was during this period that four significant civic buildings were constructed: City Hall, the Fire Department, the Water Treatment Plant, and the Post Office. All reflected variations on Mediterranean styling. 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.<sup>6</sup> 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.

City Hall. Municipal offices for the newly incorporated City of Beverly Hills were housed in the two-story Peck Building, located just south of the southwest corner of Burton Way ("Little" Santa Monica) and Canon Drive (419-419½ Canon Drive).<sup>7</sup> Both the city government and the fire department remained at these premises until 1925, when a new city hall and fire department were built on the north side of Burton Way, facing the then terminus of the southern section of Crescent Drive (1169-1175-1201 Burton Way).<sup>8</sup> A 1925 photograph of this facility illustrates a symmetrical, Classical Revival building with a central, two-story block flanked by one-story wings, the one on the southeast occupied by the fire department.<sup>9</sup>

In February 1930, a group of leading citizens led by Walter M. Guedel presented to the City Council a petition signed by 1998 persons requesting the City to acquire the five-acre parcel owned by Pacific Electric Railway between Santa Monica Boulevard, Rexford Drive, Burton Way, and Crescent Drive for the purpose of erecting a civic center and to issue bonds to cover the costs of acquisition and improvement. The City Council responded in March 1930 by passing a

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<sup>5</sup> *Ibid*, pg. 11.

<sup>6</sup> *Ibid*. pg. 17.

<sup>7</sup> *Sanborn Map Company, "Beverly Hills." 1922.*

<sup>8</sup> *Sanborn Map Company, "Los Angeles." Volume 21. 1926.*

<sup>9</sup> *Wanamaker, Marc. Images of America: Early Beverly Hills. Charleston: Arcadia Publishing, 2005. Page 24.*

resolution authorizing the issuance of bonds totaling \$1,100,000. A month later, the bonds were approved by the electorate.<sup>10</sup> Architects Harry G. Koerner and William J. Gage, with consulting architects John C. Austin and Frederick M. Ashley, were selected to design a new city hall, as well as a separate fire department building to be located on the property. The plans also called for demolition of the existing Pacific Electric Station on Canon Drive to make room for subsequent improvements and construction of a new Pacific Electric station further to the west, and removal of the offices of the Frank Meline Company, the Rodeo Land and Water Company, and portions of the Sun Lumber Yard. The old City Hall and Fire Department would also be demolished to allow for the extension of Crescent Drive to Santa Monica Boulevard.

Koerner and Gage presented their designs for a “modified Spanish Renaissance” city hall with a “utilitarian” tower to the City Council in March 1931 and received approval to proceed with plans.<sup>11</sup> In addition to housing the city government, the building also contained spaces for the municipal court, police department and city jail, an emergency hospital, and the city library. In July 1931, after reviewing bids for construction, the City awarded the contract to the Herbert M. Baruch Corporation. Shortly thereafter, a building permit for \$356,286 was filed and ground was broken. Construction was estimated to last approximately six months.

The new City Hall and civic center debuted to great public acclaim in April 1932, opening for business on April 25th. In a congratulatory letter published in the Beverly Hills Citizen, the Rodeo Land and Water Company praised the new building as commensurate with the “high-class residential community” they had founded twenty-six years earlier and noted that the new civic center would compare favorably with “anything to be found in America.”<sup>12</sup> Similarly, the Los Angeles Times noted that the new City Hall was “the largest and most costly City Hall of any municipality its size in the country.”<sup>13</sup> A celebratory banquet was hosted by the Chamber of Commerce on April 23, 1932 to dedicate the facility. Speakers included Will Rogers, the “first unofficial Mayor of Beverly Hills,” and veteran screen and stage actor, William Collier, Sr. The program listed all of the contributors to the project, including (but not limited to):<sup>14</sup>

Architects: Harry G. Koerner and William J. Gage

Consulting Architects: John C. Austin and Frederick M. Ashley

Consulting Engineer: Ralph E. Phillips

Consulting Landscape Architect: Seymour Thomas

General Contractor: Herbert M. Baruch Corp. Ltd.

Plumbing Contractor: H. G. Cary Company

Electrical Contractor: Electric Lighting Supply Co.

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<sup>10</sup> “History of Beverly Hills Civic Center Project is Outlined.” *Beverly Hills Citizen*, April 28, 1932.

<sup>11</sup> “New City Hall Design Approved.” *Beverly Hills Citizen*, March 12, 1931.

<sup>12</sup> “History of Beverly Hills Civic Center Project is Outlined.” *Beverly Hills Citizen*, April 28, 1932.

<sup>13</sup> “Banquet to Dedicate Hall.” *Los Angeles Times*, April 13, 1932.

<sup>14</sup> *Beverly Hills Chamber of Commerce, Program for Dedication of Beverly Hills City Hall, April 23, 1932.*

Painting Contractor: Chris Heinsbergen, Jr.

Decorating Contractors: W. E. Shephard Co. and Heinsbergen Decorating Co.

Special Lighting Fixtures: Barker Bros. Co.

Architectural Terra Cotta: N. Clark and Sons

Bronze Work: A. J. Bayer Co.

Steel Sash: Soule Steel Co.

Terrazzo Floors: Consolidated Terrazzo Co.

In order to acquire the expanded and functional spaces necessary to take the Civic Center into the 21<sup>st</sup> century, the City embarked on an ambitious civic center project in 1982 with an architectural competition. From a field of entries submitted by nationally and internationally prominent architects (Frank O. Gehry and Associates, Arthur Erickson Architects, Gwathmey Siegel and Associates, Moshe Safdie, and Charles Moore/Urban Innovations Group), Moore's design was selected to guide the \$110,000,000 endeavor.<sup>15</sup> The winning design provided new buildings for the police, library, and fire departments, a new civic center garage, a renovated and expanded City Hall, and linked the entire assemblage through curved colonnades and elliptical, lavishly landscaped courtyards. The architectural style of the new buildings blends a modern interpretation of Art Deco with colorful tile elements that nod to the Spanish Colonial Revival. The primary public elevations of the City Hall—the west façade on Crescent Drive and the north elevation facing Santa Monica Boulevard—as well as the visually and symbolically prominent tower were carefully respected in the new design. The south elevation is also mostly intact, but now faces onto a new courtyard. The east elevation, formerly the most utilitarian, was extended and a new, retro-designed entry grafted onto it; this elevation provides access to the former basement space. Moore's designs are complemented by landscape architecture by Campbell and Campbell. The project was completed in 1992. More recent interior modifications of City Hall, as itemized in the building permit history (see Appendix), bring the project up to 2008.

**Koerner and Gage.** Architects Harry G. Koerner and William J. Gage based their practice in Beverly Hills, opening an office located at 468 North Camden Drive in 1927, and much of their known design work is located in the City. Koerner, the older partner, was originally from Pittsburgh, where he worked as an architect prior to moving to California; he passed away in 1935. Gage received his certificate to practice architecture in California in 1921 and practiced at least through 1948. Gage died in 1965. Both men were apparently active in Beverly Hills civic life; Gage, in particular, lived in Beverly Hills (on Reeves Drive), participated with his wife in the local social life, and was characterized in the newspaper as a "civic leader" when he attended a gala reception with Hollywood luminaries hosted by Mary Pickford at Pickfair in 1936. When the petition to develop the civic center was presented to the City Council in 1930 by the Civic Improvement Association, preliminary designs by Koerner and Gage were already part of the

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<sup>15</sup> *Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles. Revised Edition. Salt Lake City: Gibbs, Smith Publisher, 2003. Pages 159-160.*

package.

The Beverly Hills City Hall and Central Fire Department commission represented the most significant achievement of their careers. Other projects in Beverly Hills included the R. Clifford Durant House (1924-1925); the Kennedy-Pritchard Building (468 North Camden; 1927); an Italian Renaissance designed home for Mr. and Mrs. Thomas J. Reynolds at 714 North Palm Drive (1928); the Beverly Hills Fire Department station at Beverly Drive and Coldwater Canyon (1928); the Fenn-Shelton Building on Linden Avenue (1929); the Roxbury Park Clubhouse (1930); a large residence on for Max Hibgin on Lexington Road (1930); and a residence for Mrs. Carrie Guggenheim (1930). Projects elsewhere in the region included a Mediterranean style home in Hancock Park at 345 South Hudson (1926); a \$250,000 Mess Hall at the National Home for Disabled Volunteer Veterans at Sawtelle (1928; described as “American Gothic” by the architects); and the Durex Model Home at 3410 Amesbury Road in Los Feliz (circa 1929). Gage’s solo work subsequent to Koerner’s death included a second floor addition and new administration building for the Payne Furnace Company at 338 North Foothill in Beverly Hills (1936); a \$17,000 residence for M. Leroy Miner in Encino (1936); a 14-room residence in a French Revival style for John Phelan Shirley at 501 Bel-Air Road (1937); a \$50,000 store and apartment building at the corner of Olive and Rowland Avenues in Burbank (1937); and the Moderne-styled First Federal Savings and Loan Association of Beverly Hills at 451 North Bedford (1948).

**Spanish Colonial Revival Style.** The popularity of the Spanish Colonial Revival style is generally dated to 1915, when the Panama California Exposition held in Balboa Park in San Diego showcased architects Bertram W. Goodhue’s and Carleton Winslow’s vision of an architecture appropriate to southern California’s history, climate, and lifestyle. Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival is generally characterized by stucco exterior surfaces; tiled roofs; arched openings; window grilles of wrought iron, turned wood *rejas*, or pierced stucco; and the incorporation of patios and courtyards into designs. Secondary materials can include wrought iron, both terra cotta and polychromatic glazed tile, darkly stained wood, and architectural terra cotta or cast stone. The San Diego Fair highlighted a particular variant of the style, the Churrigueresque. Inspired by Mexican colonial architecture, Churrigueresque buildings are distinguished by encrustations of intricately carved ornamentation concentrated around archways, columns, entries, window spandrels and surrounds, cornices, parapets, and bell towers.

Although Beverly Hills City Hall was labeled “Spanish Renaissance” in the early descriptions of it, the building suggests the Churrigueresque in its exterior decorative scheme and recalls Goodhue’s California Building in Balboa Park in its tile-domed tower. Architect Gage, when asked about the style of his new masterpiece, wrote: “In answering a question of this kind, the honest architect always has to hedge a little bit, as very few modern buildings can truthfully follow an architectural style created in a past era. In our city hall building we have adopted the spirit and detail of the early Spanish colonists as exemplified in the more monumental of the Mexican buildings. The designers of these buildings and the artisans employed in their construction received their training in Spain, but in their new environment they displayed a

bolder and more inspired genius which we in turn have tried to transplant and adapt to the physical requirements of our own project.”<sup>16</sup>

## **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

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<sup>16</sup> *“History of Beverly Hills Civic Center Project is Outlined.” Beverly Hills Citizen, April 28, 1932.*

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 of Historic Places and the California Register of Historical Resources 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, Beverly Hills City Hall located 455 North Rexford 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.*

As the seat of local government, City Hall is directly associated with the City's coming of age in the 1920s and 1930s, a period of explosive growth that cemented Beverly Hill's character and reputation as a small but well-to-do, independent city in the midst of Los Angeles's inexorable march to the west. Following the 1929 crash, when most communities faced a slowdown in construction, Beverly Hills, with the civic support and financial investment of its residents, embarked on an extensive program of public construction, encompassing the civic center, water treatment plant, and a dramatic expansion of the City's park system. Beverly Hills City Hall, with its monumental tower, elegant design and lavish finishes, is the symbol of the City's identity and achievements and culminated this formative period in the city's development. In consideration of eligibility, the property 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.*

Although resulting from the impetus of citizen activism, construction of City Hall was the result of the cumulative efforts of numerous citizens, politicians, city staff, architects, contractors and subcontractors, workmen and artisans. It is not associated with any one person or group of people, nor does it represent a notable achievement of a person or persons important to national, state, City, or local history. Therefore, the property does not appear to satisfy this criterion.

***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 the "modified Spanish Renaissance" style, which, according to the architect, drew upon the same precedents as the Churrigueresque variant of the Spanish Colonial Revival style. In massing, the building is reminiscent of the seminal Nebraska State Capital (1922-1932), designed by Bertram W. Goodhue and is one of a handful of local city halls that utilized towers to symbolize preeminence in the community (Los Angeles City Hall, 1926-1928; Santa Monica City Hall, 1938-1939). Character-defining features of Spanish Renaissance style include its symmetrical massing and fenestration enlivened with the exuberant sculptural decoration whose patterns were derived originally from silverwork and which was much favored on the Spanish colonial buildings of Mexico. Beverly Hills City Hall exhibits these characteristics, as well as many features associated with the Spanish Colonial Revival in general, including its smooth, cement plaster exterior; blue-tiled dome; arched windows and doors; grille-covered windows; and fountain-adorned courtyard. Interior features associated with the style include elaborately beamed, coffered, and painted ceilings; terrazzo flooring; bronze and glass chandeliers; and wooden benches upholstered with Spanish leather.

Although rehabilitated and expanded, the building exterior and significant interior spaces continue to appear almost identical to historic photographs dating to the year of its completion in 1932. The property satisfies 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.***

This property is representative of the work of Koerner and Gage, an architectural firm included on the City's List of Master Architects. In addition, the consulting architect for the original City Hall, John C. Austin (of the firm Austin and Ashley), the architect for the Civic Center expansion in 1982-1992, Charles W. Moore, are also recognized on the Master Architects list. Beverly Hills City Hall is the most famous commission associated with the firm of Koerner and Gage, who practiced in the wider Los Angeles area but maintained offices on North Camden Drive in Beverly Hills. Beverly Hills City Hall was the most widely published of their work during the architects' lifetimes and it continues to be design upon which the reputation of the firm is based. Additionally, the property does possess high artistic and aesthetic value in its design, workmanship, materials, and style. Particularly notable in this regard are the exterior terra cotta ornamentation; the treatment of the tower and its dome; and the interior finishes in the public spaces, notably the painted ceilings, carved beams, travertine walls, wood paneling, and terrazzo floors. Therefore, the subject property appears to satisfy this criterion.

***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 has been formally determined eligible for listing in the National Register of Historic Places and is therefore listed in the California Register of Historical Resources. It was initially recommended eligible through a historic resources survey evaluation in 1976. The citywide historic resources survey in 1985-1986 confirmed this recommendation. In 1994, through a consensus determination by OHP and FEMA, the property was officially determined eligible for inclusion in the National Register. This determination occurred after the 1982-1992 civic center expansion project. When the regulations implementing the California Register were activated in 1998, the property was automatically listed in the California Register. Therefore, Beverly Hills City Hall satisfies 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 1932, when City Hall was completed. Those important features of location, setting, design, materials, workmanship, feeling, and

association are still evident in the property and help to render it historically significant. It retains integrity of location. Modifications to the setting include renovation of the landscaping, including elimination of the reflecting pool, new gardens and access to underground parking on the north, new arcades and elliptical courtyards on the south and east, replacement of the 1932 Fire Department building, and the new bridge connecting the northeast wing to the Police Department. However, the original courtyard layout and features on the west have been maintained and new construction has been carefully set back from the building or located on a secondary elevation, with the result that the setting, while changed, retains sufficient integrity to recall the period of significance. The exterior design, materials, and workmanship of the building are substantially intact, with exception of the secondary, east elevation, where care was taken to evoke the historic period at the entry and differentiated elsewhere, while maintaining the essential proportions and rhythms of the original building. On the interior, the original public spaces also retain substantial integrity of design, materials and workmanship. As a result, integrity of both feeling and association are also retained.

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

Because of its unique role in the history of Beverly Hills and contribution to the City's architectural heritage the property is considered to have 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, and any contributive out-features that aid in defining the property's association with its style of architecture.

Character-defining features associated with City Hall are those original or restored features on the exterior elevations or in the primary public interior spaces—lobby and associated corridors, mezzanine, City Council Chamber, and Court Room (Gallery)—that reflect the original design and appearance of City Hall. These features are itemized by location. Although the list is extensive, it is not intended to be exhaustive, and it is possible that other character-defining features are present.

***Overall:***

- Massing, incorporating three-story plus basement central block, with attached, one- and two-story wings, and prominent, domed, five-story central tower
- “H-” shaped plan
- Symmetrical arrangement of features
- Flat roof
- Terraced, landscaped courtyard on west elevation with urn- and scroll-topped patio walls, two fountains, symmetrical layout, and any remnants of original plantings such as specimen trees
- Location at the northeast corner of the commercial district, between two historical railway routes on Santa Monica Boulevard and Burton Way
- Views to City Hall, and the tower in particular, from Santa Monica Boulevard

***Exterior Elevations:***

- Cement plaster exterior finish
- Raised piers that divide the elevations into single-window bays, rise uninterrupted to the frieze, and alternate narrow and wide in the central north and south wings
- Friezes and parapets
- Architectural terra cotta ornamentation (top of tower and beneath dome; parapet coping; pier capitals; frieze; window spandrels; entry surrounds; pilasters; volutes; and scrolls)

- Stringcourses above the base and below the frieze
- Window grilles of wrought iron and pierced concrete (tower)
- Steel-framed windows (round-headed multi-light chamber/court room windows, flat-headed casements)
- Original entry doors, including bronze, round-headed, double doors at main (west) entry and doors to secondary west entries and north and south entries
- Exterior staircases to secondary entries
- Original light fixtures
- Tower (height, massing, piers, fenestration, finishes and ornamentation, hexagonal open “belfry,” railings, tiled dome, and cupola)

***Interior Spaces (Main Lobby, North-South Corridor, Council Chamber; Court Room (Gallery) on First (now Second) Floor and Mezzanine (now Third Floor) Lobby :***

- Original plan/layout and spatial relationships of public spaces
- Original floor finishes (terrazzo and marble baseboards)
- Original wall finishes (travertine in lobby, wormy chestnut paneling in Council Chamber)
- Painted and coffered ceilings in lobby, Council Chamber, and Court Room (Gallery)
- Architectural features (ornately carved beams, archways, colonnaded corners, blind arches, relief panels, frieze, main entry surround, wrought iron mezzanine railing, bronze dedication plaque)
- Original bronze chandeliers

## **CONCLUSION**

As discussed herein, Beverly Hills City Hall 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 that it is the product and symbol of the City’s definitive period of development during the 1920s and 1930s and is the focus of the City’s civic and political life. 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 design, materials, workmanship, setting, and overall character of the site together reflect an aspect of the Spanish Colonial Revival style, characterized by the architects as the Spanish Renaissance style. Under the requirements of subsection 10-3-3212(A)(4), Beverly Hills City Hall satisfies this criterion in that it “represents the notable work of a person included on the City’s List of Master Architects,” Koerner and Gage, and “possesses high artistic and aesthetic value that it so fully articulates the design theories of the Spanish Renaissance style in its architecture and associated art forms.” Additionally, Beverly Hills City Hall has been formally determined eligible for listing in the National Register of Historic Places and has been listed in the California Register of Historical Resources and therefore meets the requirements of subsection 10-3-3212(A)(6). The property also satisfies the requirements of subsection 10-3-3212(B) in that it fully retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

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## **APPENDIX**

Photographs

Tax Assessor Map

Sanborn Fire Insurance Map

Building Permit History

Ephemeral Material

Construction Plans

## PHOTOGRAPHS



Photo 1: West (front) elevation, looking east



Photo 2: Front (primary, west) elevation, looking southeast



Photo 3: West (front) elevation, Court Room Wing, looking southeast

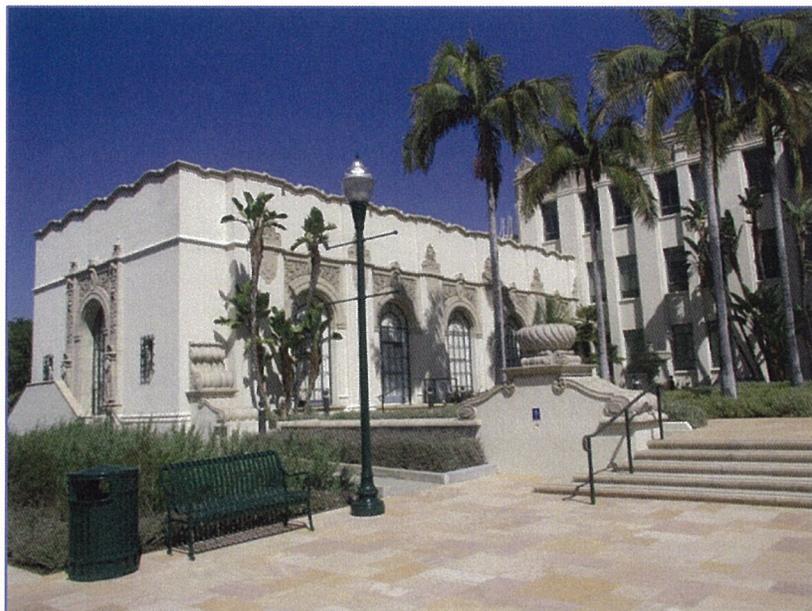


Photo 4: West (front) elevation, Council Chamber Wing, looking northeast



Photo 5: Oblique view (north and east elevations), looking southeast



Photo 6: North (primary, side) elevation, looking south

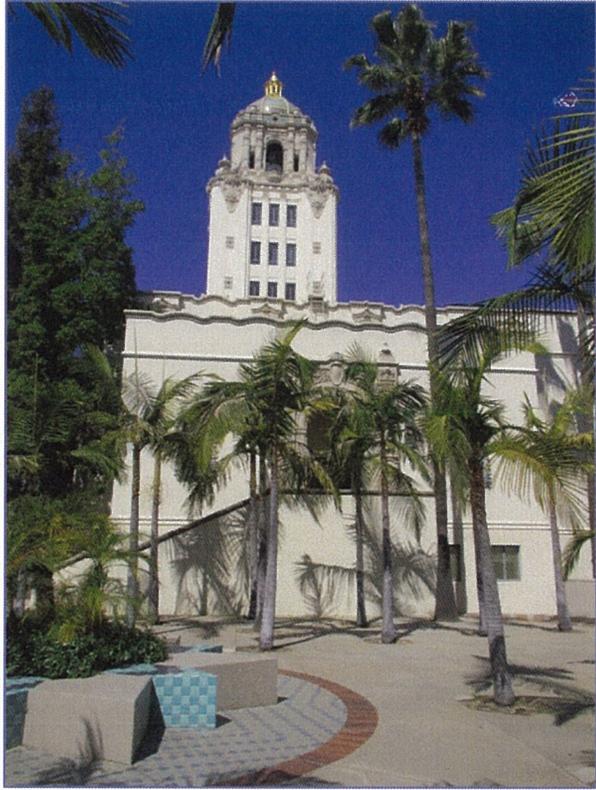


Photo 7: South elevation, looking north



Photo 8: East (secondary) elevation, looking northwest



Photo 9: Tower, view from front (west) elevation, looking east



Photo 10: Detail view of tower, looking west from east (rear) elevation



Photo 11: Main entry lobby off west elevation (now second floor), looking east

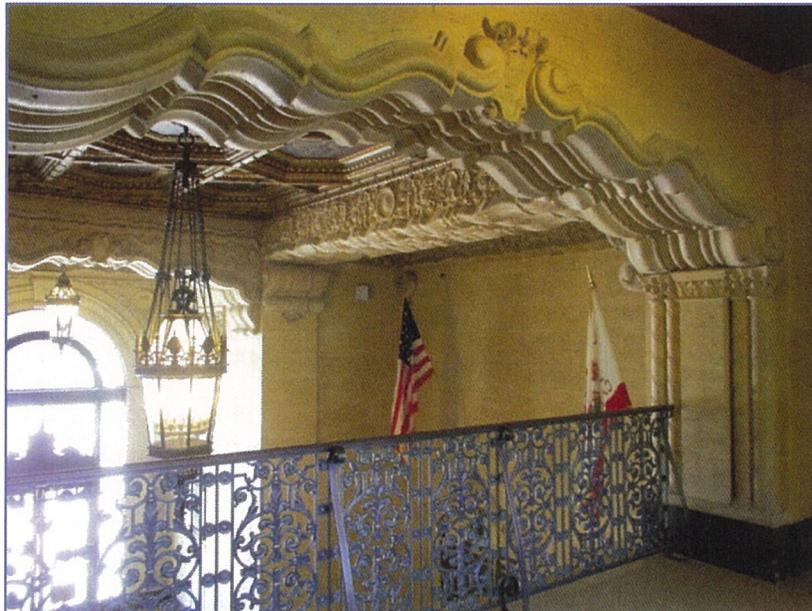


Photo 12: Mezzanine above lobby space (now third floor), looking northwest

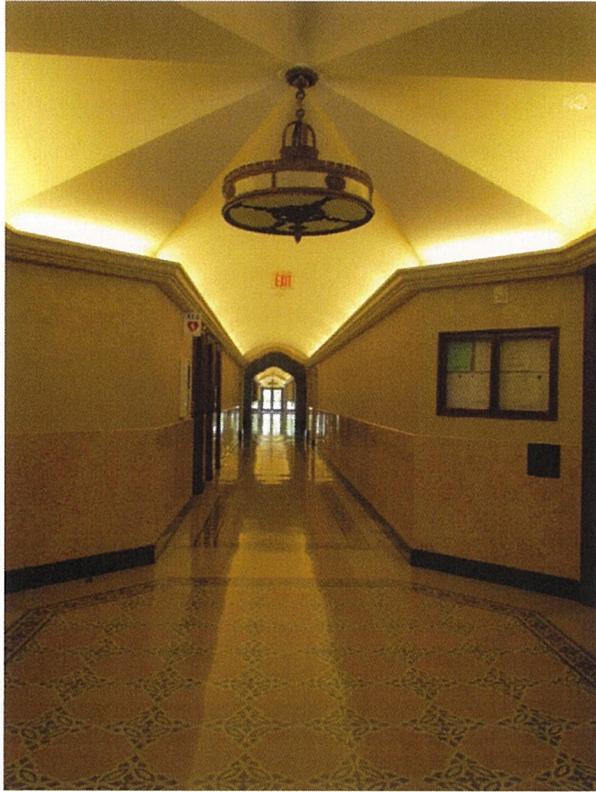


Photo 13: South corridor off main lobby area (now second floor), looking south



Photo 14: Council Chamber foyer in north wing, looking west



Photo 15: Council Chamber in north wing, looking west

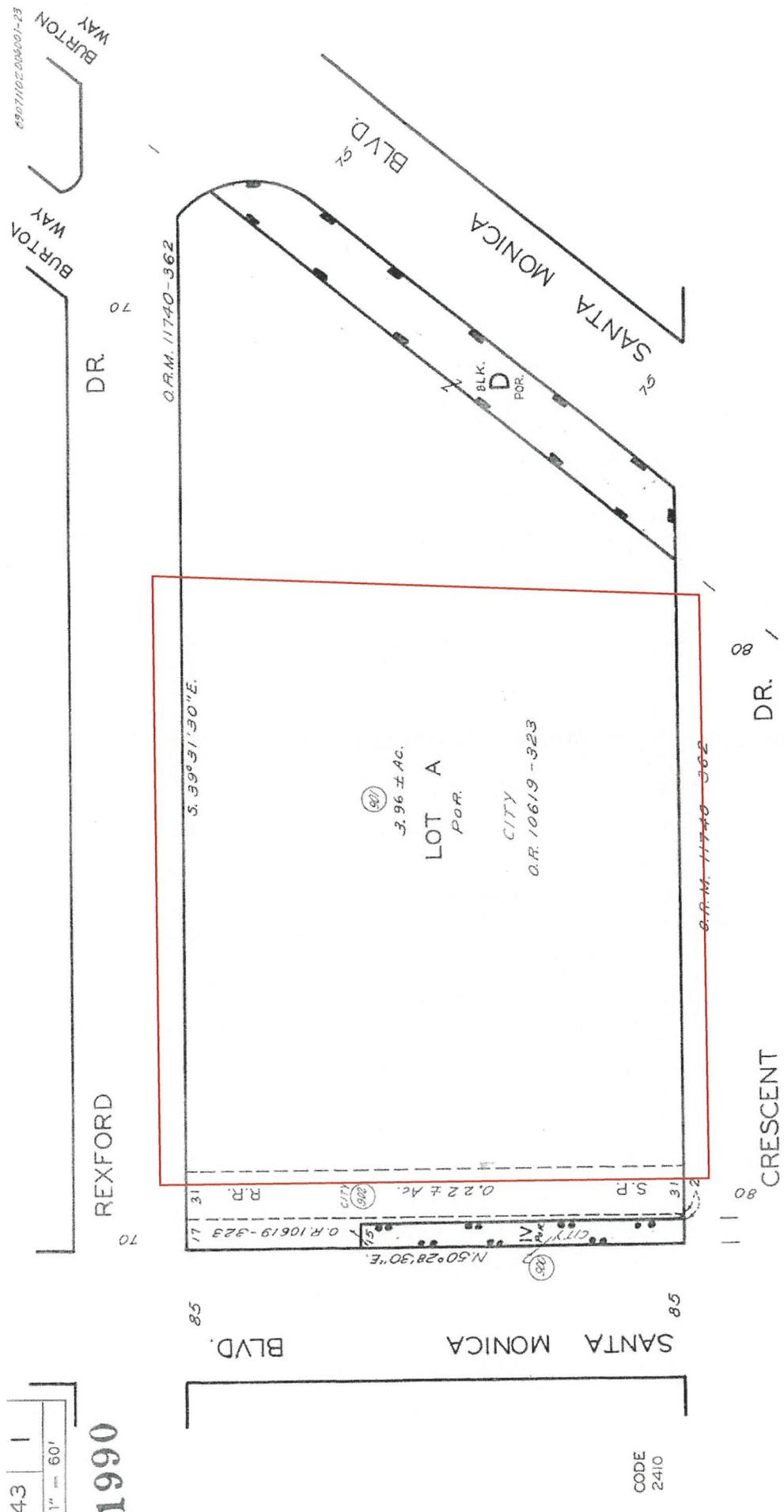


Photo 16: Court Room (now Gallery), in south wing, looking east

**TAX ASSESSOR MAP**

4343 | 1  
SCALE 1" = 60'

1990



**BEVERLY**  
M.B. 11-94

**BEVERLY HILLS** RANCHO RODEO DE LAS AGUAS  
M.B. 11-186-187

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

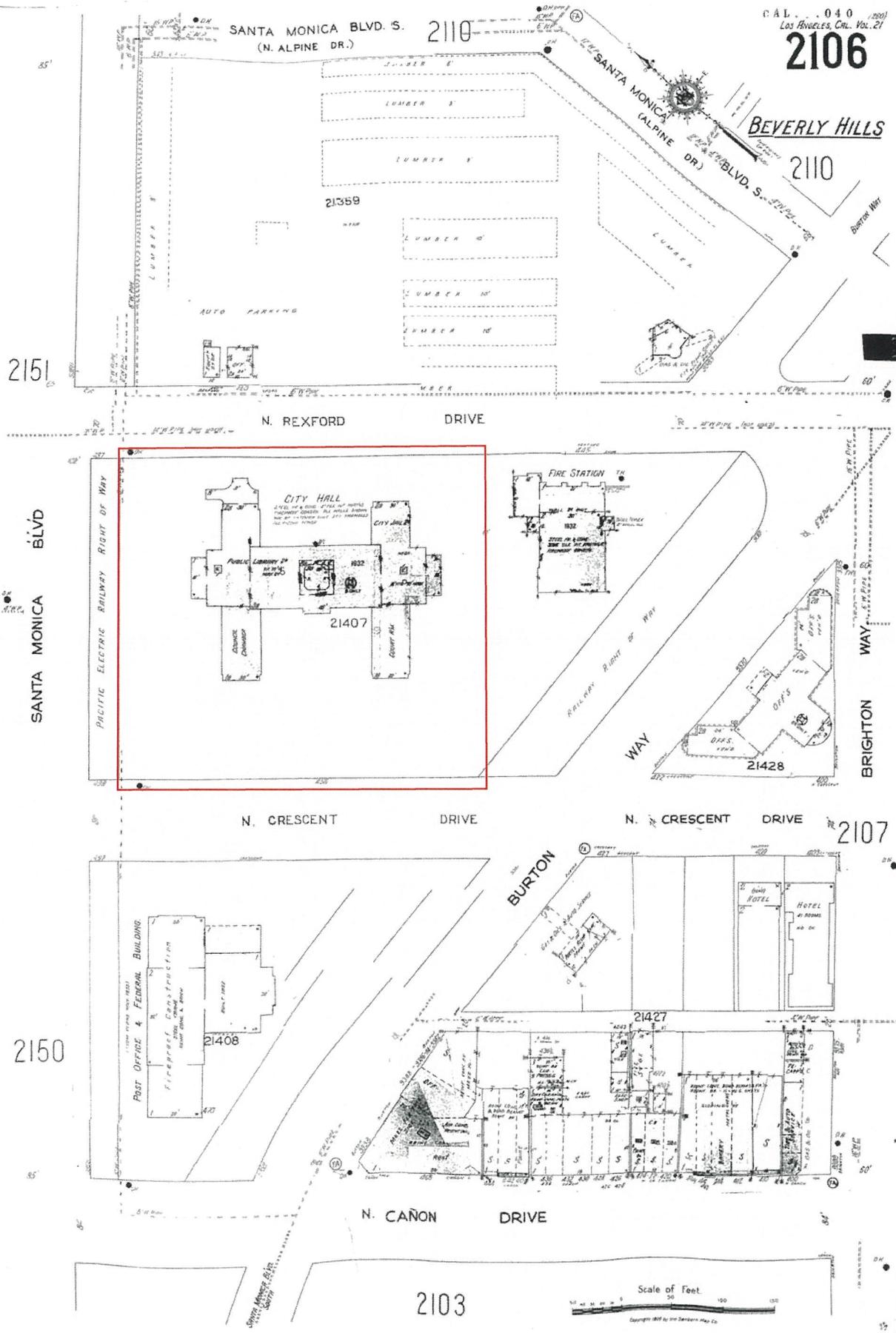
FOR PREV. ASSM'T. SEE: 1691-1

M.R. 107-210-212

CODE  
2410

**SANBORN FIRE INSURANCE MAP**

SANBORN FIRE INSURANCE MAP, BEVERLY HILLS



Los Angeles 1906, Jan 1951, vol 21, 1926, April 1950 paste-up

## 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 A

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. .... Block ..... Tract .....

(Description of Job)

Part of LOT A- Rancho Rodeo

No. 450 No. CRESCENT DRIVE Street

(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building CIVIC CENTER No. of Rooms ..... No. of Families .....
- Owner's Name CITY OF BEVERLY HILLS Phone .....
- Owner's Address .....
- Architect's Name KORBNER & GAGE Phone .....
- Contractor's Name HERBERT M. BARUCH CORP. Phone TR-5473
- Contractor's Address 1015 LINCOLN BLDG., L. A.
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 356,286 Permitted
- Is there any existing building on lot? ..... How used? .....
- Clear Height of Ceiling: Bath, Toilet ..... Living Rooms ..... Halls ..... Cellars ..... (State Law)
- Number of Stories ..... Height to Highest Point 160 ft.
- Size of Lot ..... x ..... Area of Lot ..... 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 ..... Side .....
- Foundation Material Reinf. CONC. Footing Width ..... Depth Below Natural Ground .....
- Height of Foundation Above Finished Grade ..... Wall Width ..... Mud Sills ..... x .....
- Joist Clearance from Ground ..... Girders ..... x ..... Posts Under Girders ..... x .....
- Chimney Material ..... No. of Inlets to Flue ..... Sizes, Flues ..... x ..... Thickness of Chimney Wall .....
- Materials of Exterior Walls Concrete Material of Interior Construction concrete &
- Will all Provisions of State Dwelling House Act be complied with? .....
- EXTERIOR Studs ..... x ..... INTERIOR BEARING Studs ..... x ..... Interior Non-Bearing Studs ..... x ..... Ceiling Joists ..... x ..... Roof Rafters ..... x ..... FIRST FLOOR JOISTS ..... x ..... Second Floor Joists ..... x ..... Roof Material .....
- Location of Plumbing Cleanouts ..... Depth of Sewer "Y" ..... 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)

*Herbert M. Baruch Corp*

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

<b>PERMIT NO.</b>  <u>11100</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, Etc.  <i>[Signature]</i> Plan Examiner	Application checked and found O.K.  <i>[Signature]</i> Clerk	Stamp here when permit is issued  
---------------------------------------	--	---	--

*[Signature]*

Superintendent of Building.

## BUILDING PERMIT HISTORY

YEAR	DESCRIPTION OF WORK
1930	Civic Center (\$356,286)
1940?	Alterations (\$2,500)
194?	Alter Police Dept. (\$5,887)
1945	Partition (\$400)
1945	Misc. alterations (\$1,000)
1956?	Partition (\$1,260)
1953	Alter basement, first floor and second floor hospital and library areas (\$54,700)
1953	[Illegible] (\$45,000)
1954	Partitions (\$14,000)
1954	Partition, Jury Room (\$720)
1955	Remodel fifth and sixth floors (\$16,000)
1955	Acoustical tile ceiling, partition, fourth floor (\$2,000)
1957	Basement partition (\$890)
1957	Basement alterations (\$3,200)
1958	Basement partition (\$400)
1958	New I.B.M. room, new locker room (\$3,500)
1958	Remodel City Attorney's office (\$13,000)
1959	Alter Building Dept. offices (\$24,970)
ND	Partition (\$300)
1960	Soundproof wall, City Attorney's office (\$240)
1961	Alter Finance Director's office (\$1,650)
1961	Partition (\$591)
1963	Alter Civil Defense office (\$22,138)
1963	Remodel Dept. of Public Works (\$26,290)
1964	Partial demolition and alteration of Building Dept. (\$3,295)
1966?	Alterations to old library portion of City Hall (\$76,000)
1967	Alter first floor Finance Dept. (\$98,000)
197?	Partition and drop ceiling (\$3,500)
1971?	Partition (\$280)
1971?	Partition (\$870)
1971	Remodel Court Room into office space (\$19,449)
1972	Demolish closet (\$500)
1973	Temporary offices (\$2,800)
1973	Remodel second floor (\$131,000)
1974	Computer room (\$1,100)
1974	Remodel offices (\$2,000)
1974	Suspended ceiling, basement (\$1,669)

YEAR	DESCRIPTION OF WORK
1975	Stainless steel sculpture (\$10,000)
1975	Replace 2 doors, add sump and drain, basement (\$1,400)
1975	Enclose stairwell, Police Dept. (\$1,865)
1975	Alterations to first floor offices, north side (\$41,000)
1976	Refurbish 4 restrooms (\$31,000)
1976	Block up opening (\$600)
1976	Closet, Cashier's Office (\$200)
1977	1-hour ceiling (\$3,900)
1977	Suspended ceiling, Police Dept. (\$8,000)
1977	Remodel offices, Building and Safety Dept. (\$23,050)
1977	Ceiling, basement (\$1,265)
1978	Sound partition, mayor's office (\$1,170)
1978	1-hour wall, Police interrogation room (\$750)
1978	Alteration for central duplicating room, basement (\$6,000)
1978	Install basement entrance, Rexford Drive side, next to north driveway (\$1,500)
1978	T-Bar ceiling, Police offices (\$1,200)
1978	1-hour wall (\$466)
1979?	Partition (\$795)
1980	Partitions (\$7,000)
1980	New ceiling and wall alterations, Police Dept. (\$2,500)
1980	Interior remodel, remove and relocate partitions (\$5,000)
1980	Drain piping, shower pan tile (\$1,000)
1980	Interior partitions (\$3,400)
1980	Partitions, computer room (\$1,400)
1980	1-hour walls (\$2,970)
1980?	Alterations (\$3,000)
1980	Remove walls and ceiling. Install T-Bar ceiling (\$2,900)
1981	Fire doors and wall (\$2,000)
1982	Partitions, room 203 (\$2,100)
1982	Alterations, fifth floor (\$10,000)
1982	Alterations, fourth floor (\$10,000)
1982	Renovation, sixth floor (\$9,000)
1982	Jail modifications and stair addition (\$250,000)
1983	Interior remodel, seventh floor (\$15,000)
1983	Interior partitions, room 300 (\$10,000)
1983	New ceiling and cabinets, executive coffee room, second floor (\$1,500)
1983	Restroom alteration, seventh floor (\$5,000)
1983	1-hour wall, third floor (\$800)
1983	Bathroom remodel (\$17,000)
1983	Computer room walls, basement (\$500)

YEAR	DESCRIPTION OF WORK
1983	Finance office alteration (\$500)
1984	Alterations to room 108, Police Dept. Remove 2 bathrooms and relocate walls (\$22,500)
1984	Remove walls and ceilings, cut exterior wall for window openings, install T-Bar ceiling, windows, doors, partitions (\$50,000)
1985	Window guards, door gates, City Jail (\$3,800)
1985	Partition room 101 (\$3,000)
1985	Concrete slab in storeroom, basement (\$3,000)
1985	Cut 2 doors into NE wall of basement (\$2,000)
1985	Install 1½-hour door, ground floor Police Dept. (\$500)
1985	Cut opening, install door, third floor storage room (\$2,500)
1986	Partitions (\$1,472)
1986	Remove safe, open wall (closet) (\$1,000)
1986	Reroof (\$25,000)
1986	Construct wall, Suite 100 (\$1,000)
1986	Basement partition (\$1,500)
1986	1-hour walls, basement (\$6,000)
1988	Demolish and remove interior construction (\$473,000)
1997	Partitions (\$2,000)
1999	Interior remodel, meeting room A, first floor (\$50,000)
1999	Remodel trash room, extend slab for new generator (\$237,000)
2007	Ground floor remodel (\$1,000,000)
2008	Removal existing concrete columns and partial roof at west arcade (\$30,000)
2008	Add new column and repair entry colonnade (\$200,000)
2008	Remodel second floor (\$900,000)
2008	Remodel third floor (\$100,000)
2009	Convert second floor office to staff lounge (\$100,000)
2010	2 partitions, ground floor conference room (\$10,000)
2010	New staff lunch room, second floor (\$49,000)
2011	Reroof (\$150,000)

**EPHEMERAL MATERIAL**

# Beverly Hills Bulletin

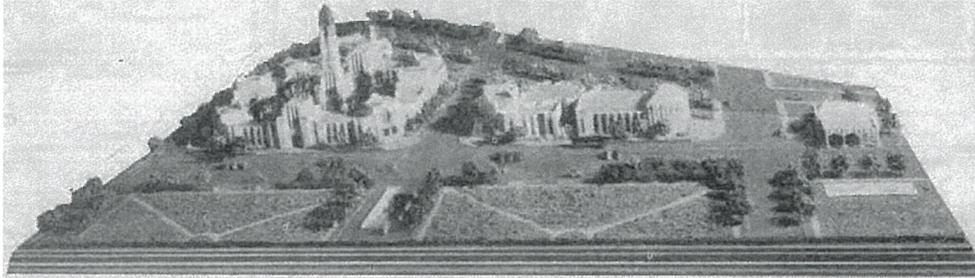
Anderson, Stanley 8.10-11-22  
908 N. Beverly Dr.

The Official Newspaper of Beverly Hills

Volume Four Single Copies 5c Beverly Hills, California, Thursday, February 13, 1930 Oxford 2224 Number 37

## Civic Center Wins Approval

Model of Proposed Civic Center for Beverly Hills and Groups of Buildings suggested as a idea of what may be achieved. This model will be exhibited at civic and Women's Club meetings throughout the city.



### CITY LEADERS WAGE CAMPAIGN

Petitions to be Circulated For Bond Issue Election In April

With unanimity and enthusiasm, not a single dissenting voice or word as to its need or value, some thirty leading citizens and capitalists of Beverly Hills Tuesday night at the Beverly Wilshire hotel presented and adopted comprehensive though tentative plans for a civic center of adequate proportions and artistically in keeping with the beauty of Beverly Hills homes and topography.

That much care has been given to the details covering the plan and whatever local questions and ramifications it may present was evident from the blue prints and a very wonderful model of proposed buildings located on a fee-simple of the ground considered favorable.

Clockwork effectiveness in carrying each step toward creating the machinery necessary to bring about the realization of the Civic Center for Beverly Hills also indicated that much preliminary work has been done.

A summary of the steps taken at the meeting is as follows: Petitions to be immediately placed in circulation to be signed by 1600 voters who were registered at the last general election. This petition to ask the City Council to call a vote in April on a bond issue for \$260,000, covering proposed cost of ground and the first buildings.

The organization of the Beverly Hills Civic Improvement Committee, headed by Walter Goodell, to take charge of the campaign for the Civic Center.

The election of Richard Hargrave to head a finance committee to provide financial means to bring the movement to a successful issue.

The ground on which it is proposed to erect the Civic Center covers the strip along Burton Way between the Pacific Electric right of way from Canon drive to Rexford drive and that property bounded by Santa Monica boulevard, Rexford drive, Burton way and Canon drive. The extension of Rexford drive and Canon drive is contemplated, to make the streets through arteries from Santa Monica boulevard to Wilshire boulevard.

The plan is to reduce the present Pacific Electric right of way from sixty feet to thirty feet, by condemnation, making angle parking possible on Santa Monica boulevard in that particular area by the additional acquired thirty feet. The grade will be set down to the present level and rock-ballasted and paved to obviate noise. The buildings are to be so designed as to eliminate all street sounds, such as is now done in the modern structures of New York and Los Angeles.

The model shown at the meeting revealed a central structure, almost rectangular in shape about a spacious courtyard, all windows opening on this courtyard. At one (continued on last page)

### WARNERS BUY THEATER SITE

Corporation Buys Site at Corner Wilshire and Reeves Drive

Warner Brothers Beverly Hills theater will be the next addition to the chain of Warner theaters. L. Warner, vice president of the corporation, has announced that Warner Brothers Pacific Coast theaters had acquired from Harry J. Hoyt the property at the northwest corner of Wilshire boulevard and Reeves drive and will start at once construction on a 100 seat deluxe theater covering an entire site.

It will be the third new theater the greater Los Angeles district be put into construction by Warner Brothers immediately.

### Beverly Hills May Get Big Los Angeles Horse Show

News of a proposed plan to hold the Los Angeles Annual Horse Show in Beverly Hills in the future and the possible erection of a Stadium to house the Horse Show and other exhibitions of a like nature, was revealed Tuesday night as a side issue to the Civic Center plan. That several conferences have been held regarding the proposition was also made known.

Stanley Anderson was authority for the statement that the Horse Show officials had been sounded and had declared that they favored holding the show in Beverly Hills if a suitable permanent stadium or auditorium could be built. W. W. Mines, who has long been identified with the Horse Show association and who has always been an active factor in its activities is declared to favor the plan. Marco H. Hellman is also reported to have

discussed the matter with local business men.

If the Pacific Electric property is taken over for Civic Center purposes it would leave a little less than four acres belonging to the Sun Lumber Company. It is this location that has been discussed very favorably as the future site for the Horse Show stadium. Joined to the Civic Center it would constitute an addition that would give Beverly Hills a group of buildings it might well be proud of.

### TEXAS SOCIETY TO MEET FRIDAY IN LOS ANGELES

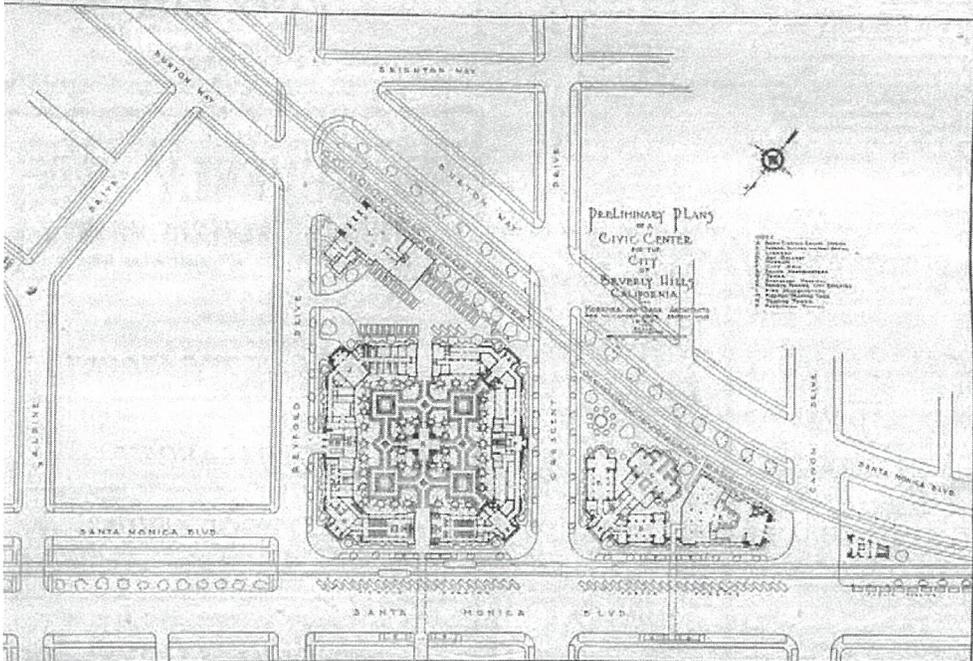
Pianologues by Mrs. Guy F. Bush will feature the program of the Texas Society Friday evening at 1137 South Hope street. Lynton Black, president of the society, urges all Texans to attend the program and Valentine dance

### BEKINS COMP'NY LEASE BUILDING

Storage Company Plans to Remodel Old Building on Canon Drive

The Bekins Van and Storage Company of Los Angeles have taken a long lease on the building on Canon drive that was formerly occupied by the Beverly Hills Storage company.

The Bekins Company plan to completely remodel the entire structure. The past four months show an increased activity on Canon drive, as several firms have erected new buildings and the street is rapidly filling up, which compares favorably with the increased building activity in other parts of the city.



Map showing proposed location of Civic Center and buildings it is planned to erect.

# THE BEVERLY HILLS CITIZEN

OFFICIAL NEWSPAPER OF BEVERLY HILLS

VOLUME IX Single Copy Ten Cents

BEVERLY HILLS, CALIFORNIA, THURSDAY, APRIL 23, 1932

Telephone OXford 6414 N

## BEVERLY HILLS MASTERPIECE OF CITY PLANNING

### DEFIES WORDS TO DESCRIBE BEAUTY

Considered Ideal Residential Spot of Country

ESTABLISH MANY HOMES

Variety of Architecture Adds to Scenic Value

How may Beverly Hills be described, so that one who has never visited this beautiful city, in the purlieus of Los Angeles, nestling at the base of the Hollywood and Santa Monica Mountains and reaching far up into their lower hills and canyons, may gain an adequate idea of it? It has to be visited and explored to paint the whole picture on the mind, but there are so many distinctive features that may be described, that at least a partial mental vision of this most beautiful and liveable community in Southern California may be had.

These distinctive features may be listed as: beautiful location, offering charming vistas in all directions; streets not laid out in the usual checkerboard fashion entirely, but as the higher ground is approached, following the contour of the gentle hills; multitudes of shades of tropical and semi-tropical varieties lining the streets on both sides; streets all paved and kept clean; beautifully landscaped estates and lawns, with trees and shrubs of great variety and variety; residences of striking architecture, Spanish, English, Italian, Colonial, Renaissance, of very high average cost; parks of striking beauty; schools of impressive architecture, landscaped and with ample playgrounds; fine churches; hotels of the highest quality catering to tourists and both summer and winter visitors; very large, modern theatres, a city hall of impressive and commanding uniqueness; two of the chief thoroughfares from the heart of Los Angeles to the beaches at Santa Monica, Ocean Park and Venice converging in the very center of the city; paved drives penetrating the canyons and the districts made famous by the residential estates of the most noted stars and producers of the Hollywood film industry; miles of aluring bridle paths and trails for horsemen, both in the city and adjacent mountains.

#### Climate Favorable

Delightful and inviting as all this may seem, it is emphasized and made possible by climatic conditions. All that has been said and written about the climate of Southern California, in general, applies to this particular spot, with an emphasis that can be laid upon few other places. Not all localities in the general Los Angeles region are alike in their volume and distribution of moisture, temperature and sunshine. Some have an excess of one and a deficiency of others. Beverly Hills has them all in an ample and proportionate degree.

The elevation is high enough to receive the cooling breezes from both ocean and mountains in summer, with sufficient moisture in the air at night to refresh vegetation, but not in the day to add humidity to the temperature for producing discomfort. It also escapes the frosts that at times destroy on the lower levels the most tender flowers and shrubs. It is this combination of ideal climatic factors for vigorous growth of tender vegetation which accounts for the wonderful home and park and street adornment of trees too tender to endure a frosty climate.

When the visitor is told that these wonderful homes, which in their surrounding foliage have the appearance of estates which have elsewhere required many years to produce, are few of them ten years from a complete state of nature, and most of them but five years or less, he marvels and begins to realize what climate means in beautifying

### Photo-Diagram Shows Civic Center Buildings



Beverly Hills' new million-dollar civic center will be constructed about the new city hall which now serves as a nucleus. A new central fire station nears completion and plans for a \$300,000 postoffice for the site have been approved. This photo-diagram shows the two first buildings as they will appear when completed and landscaped. The drawing was executed on an airplane photo. Seymour Thomas, landscape architect for the site, made the drawing.

the home and rendering life in Beverly Hills both comfortable and delightful.

#### Residential City

From all this it may easily be seen that Beverly Hills is not a workshop, but a strictly residential community so attractive and so desirable in all its aspects, that large numbers of its people have come here just to live and enjoy life, while most of the others find here a home while their business and employment is elsewhere. Of course there is local business and employment for those who cater to the needs of the community, fine stores, large banks, service institutions and professional men and women, but is primarily and ideally a place in which to make a home of the highest type isolated from the busy busy, the noise, the dust and the annoying distractions of our modern life.

This home aspect is the chief element that has led to the creation of so many costly estates and residences with ample grounds for beautiful landscaping with rare trees, shrubs and flowers. Perhaps it would be impossible to find elsewhere in the world a community of so large population whose residences average so high in cost and are as a whole so charming in their

architecture and ornamentation. These homes are occupied by many of the leaders in the business, industrial, financial and professional world in Los Angeles and other adjacent communities and even at great distances. Some whose interests are located on the Atlantic coast maintain elegant homes here, which they occupy as much of the time as possible and to which they come permanently as soon as they retire from business or their personal presence there is no longer required.

#### Stars Attract

Not only because of this allure-ment of residential charm and home life, but because of accessibility to the surrounding cinema studios, have large numbers of the most noted and successful stars of the movie world created or purchased fine homes in Beverly Hills. It is almost like calling the roll of those whose names have become household words both at home and abroad, to list the names of such home owners here. And besides those so well known from screen stories and portrait depiction in the newspapers and magazines, there are many others of importance, in the movie production, such as directors and writers, not so well known to the public, but even more

important in the cinema industry. Approximately 600 of such well-known stars, producers, directors and writers have homes here to the value of \$15,000,000, and own \$4,000,000 more of business property. This shows their desire to remain here and their belief in its permanent desirability as a residence and the investment value of property.

Among those of movieland who have homes in Beverly Hills may be named: Douglas Fairbanks and his wife, Mary Pickford, Will Rogers, who also has a ranch nearby; Charles Chaplin, Harold Lloyd, John Barrymore, Tom Mix, John Gilbert, King Vidor, Dolores Costello, Jack Conway, Enid Bennett, Fred Niblo, Carl Laemmle, Frances Marion, Buster Keaton, George K. Arthur, George Fitzmaurice, Winfield Sheehan, Jack Warner, Thea Fara, Richard Barthelmess, Wallace Beery, Eleanor Boardman, Helene Chadwick, Lew Cody, Ricardo Cortez, Marion Davies, Pauline Frederick, Lillian Gish, Corinne Griffith, Elsie Janis, Leatrice Joy, Laura LaPlante, Edmund Lowe, Victor McLaglen, Shirley Mason, Patsy Ruth Miller, Owen and Tom Moore, Jack Muhlall, Conrad Nagel, Ramon Navarro, House Peters, Marie Prevost, Norma Shearer, Pauline Stark, Gloria Swanson, Hobart Bosworth,

### STAGE AND SCRIP FOLK RESIDE I

Their Estates Magnificent Castles of Old

CLUB LIFE IS STR

Churches, Schools, Par Highly Developed

Henry Walthall, and many most as well known. Now in the world have so many noted and successful in the stage and screen assembled in their homes. Here also is the of the late Rudolph Valentino Homes Like Parks Many of the homes and of Beverly Hills, both of movie stars and wealthy profession and business, are like parks in their landscaped care. Even the specious in those occupying less ground sent the same pared appa The wealth of bloom is not everywhere. Wonderful local shows have been held, suppl exhibits from the home g From these also came the we bloom used in the city floa won prizes year after year Pasadena New Year's Rose I strikes seven times gaining the stakes prize over all other f Another feature of Beverly life is the great number of horses used for riding. For more people indulge in equestrianism than in any other com in the country. There is a stru cted municipal bridge path two miles long running from Monica Boulevard up N. Drive and then east along Boulevard to Dobson Drive, o ing the center of the street, in with privet and with a fl road for the horses. It makes trail through a part of the m tractive portion of the city, miles of trails lead throu mountains that are delight home and rider. One may the trails on summer days i for through the forests, an in winter, except on the oec stormy days.

#### Many Fine Horses

So many fine horses are ke and so great is the interest in such animals that one of tional chists of horse shows here every year under the m ment of the Beverly Hills Show Association. These a great society events of the It may seem strange for om nity to have more saddle and more automobiles per than any other, but such unique position of this real eden.

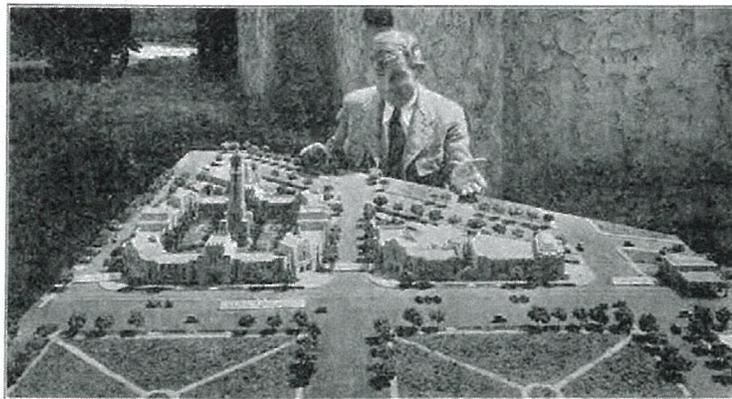
Club life is on a very high while fraternal and other or tions have large membersh Beverly Hills Woman's Club largest of 14 women's orga nizing a membership exceedi It has a club house at the Chevy Chase Drive and B Canyon Drive this is architec attractive and splendidly fur It is organized in seven s including tennis, art, music, ture and current events.

The largest organization f is the Beverly Hills Men's which has a fine club house S. Roxbury Drive. Other s Breakfast Club, Beverly Hill Rotary, Kiwanis and Lions American Legion, Lodge and ter of the Masons, Order Eastern Star and its Emer auxiliary, Chapter of the P. Sisterhood, Daughters of the can Revolution, Beverly Hill veralty Club, Beverly Hills V League, the organizations of in all the churches, and the Teacher Associations in con with the schools.

#### Rapid Growth

Historically Beverly Hills 1 far into the past, but only small and slow beginnings only show a score of years (Continued on page 7

### Will Rogers' Aid Helps Promote Civic Center

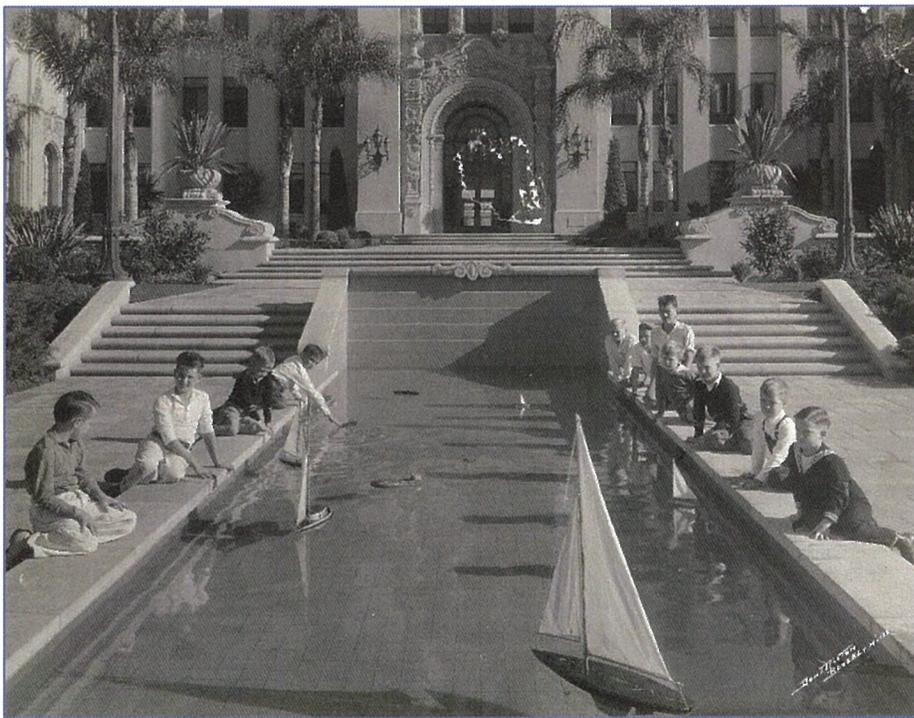


—Keystone Photo.

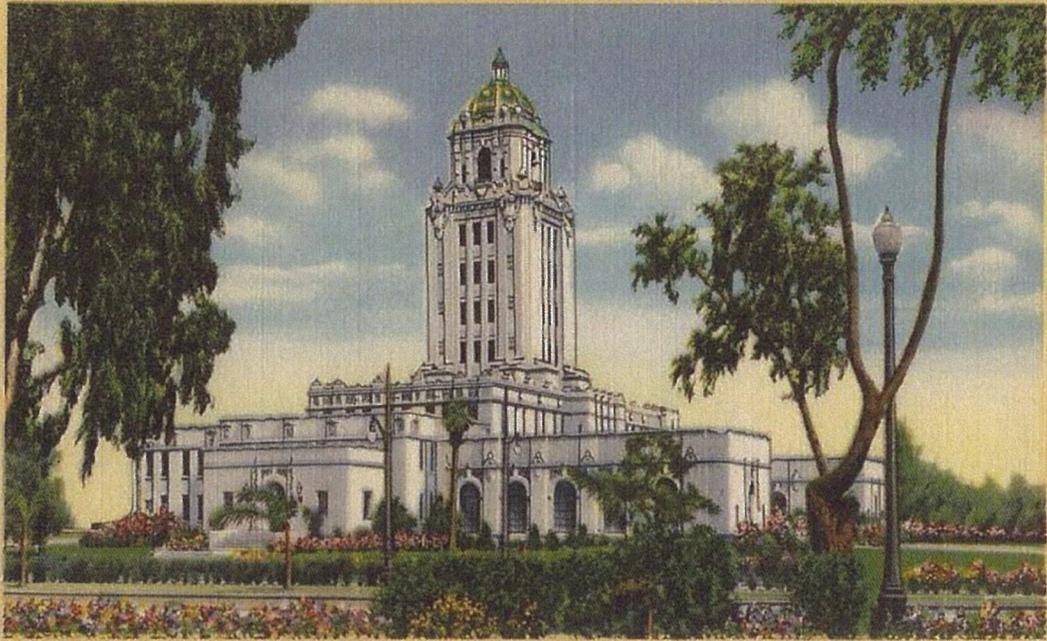
Valuable publicity was given the original civic center idea through the courtesy of Will Rogers, who posed for a number of pictures with the model used in the campaign. One of the photographs is shown herewith. Although the general design of the buildings has been changed, the idea and the site are essentially the same as originated two years ago. Street openings have been carried out practically as shown in model. City hall and central fire station are practically complete, with plans for the postoffice building also nearing completion.

HISTORICAL PHOTOGRAPHS & POSTCARD





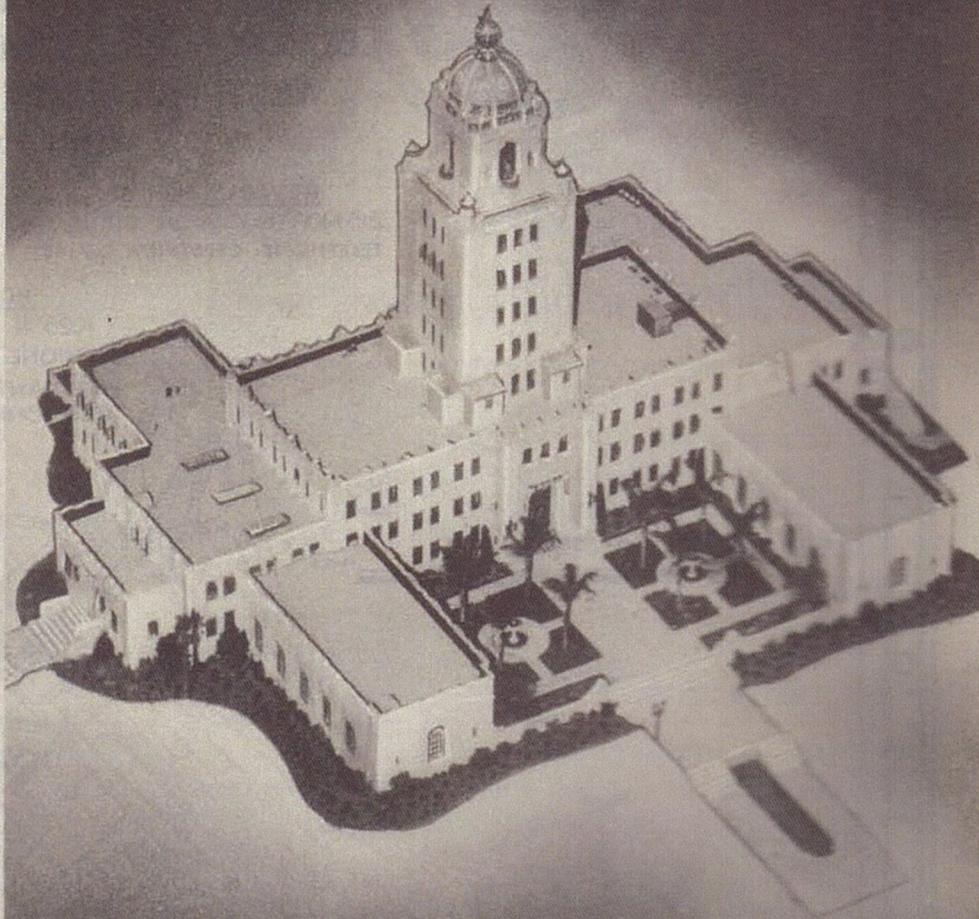
885 BEVERLY HILLS CITY HALL, BEVERLY HILLS, CALIFORNIA



6A-H2609

1955  
CHARLES B. CASS

# MAP of **BEVERLY HILLS** and **SANTA MONICA**



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HOLLYWOOD  
LONG BEACH  
LOS ANGELES

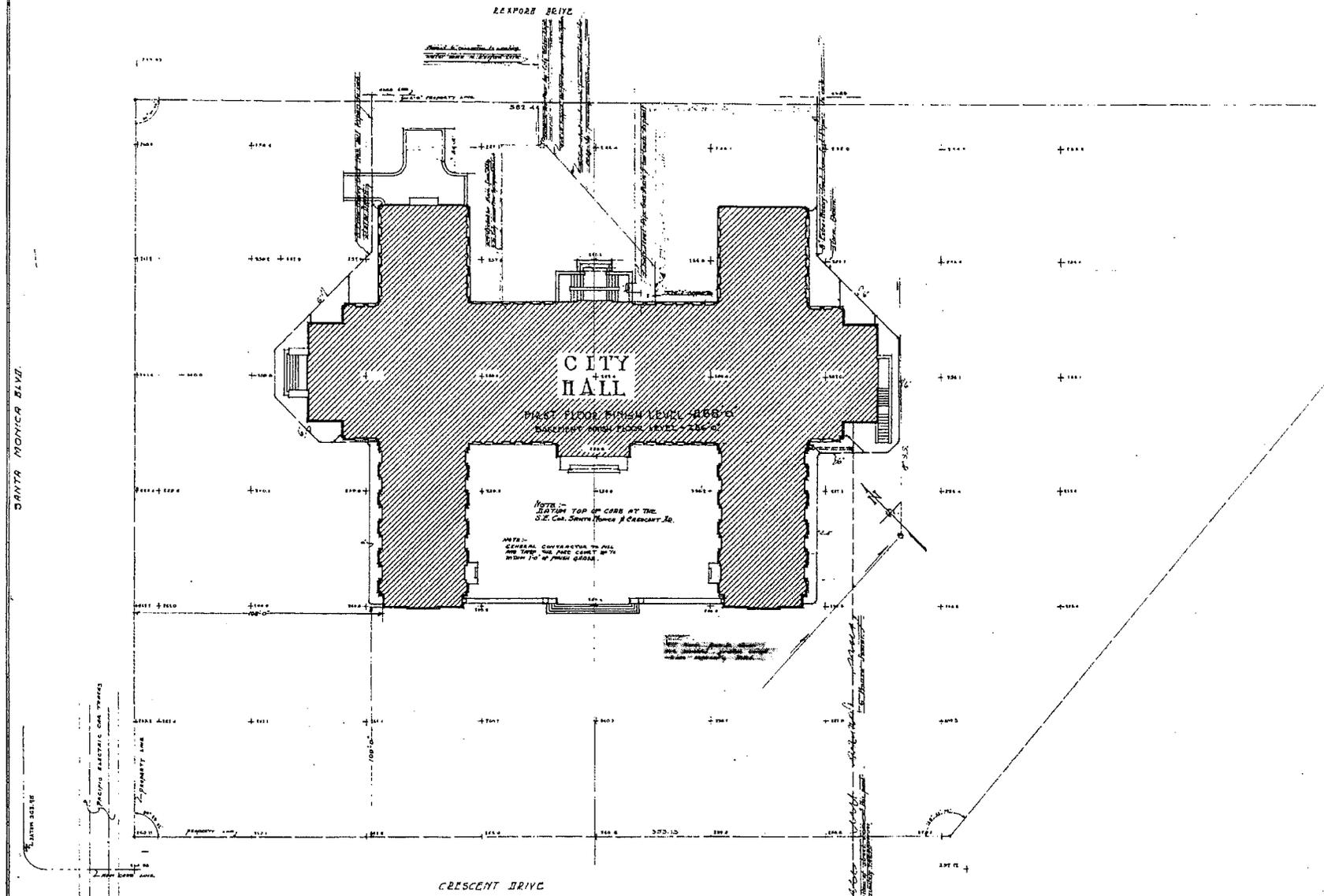
OAKLAND  
PASADENA  
PHOENIX, ARIZ.  
SACRAMENTO  
SAN BERNARDINO  
SAN DIEGO

SAN FRANCISCO  
SANTA ANA  
SANTA BARBARA  
SANTA MONICA  
VAN NUYS —  
SHERMAN OAKS

WILMINGTON

MAR 30 1955

## CONSTRUCTION PLANS

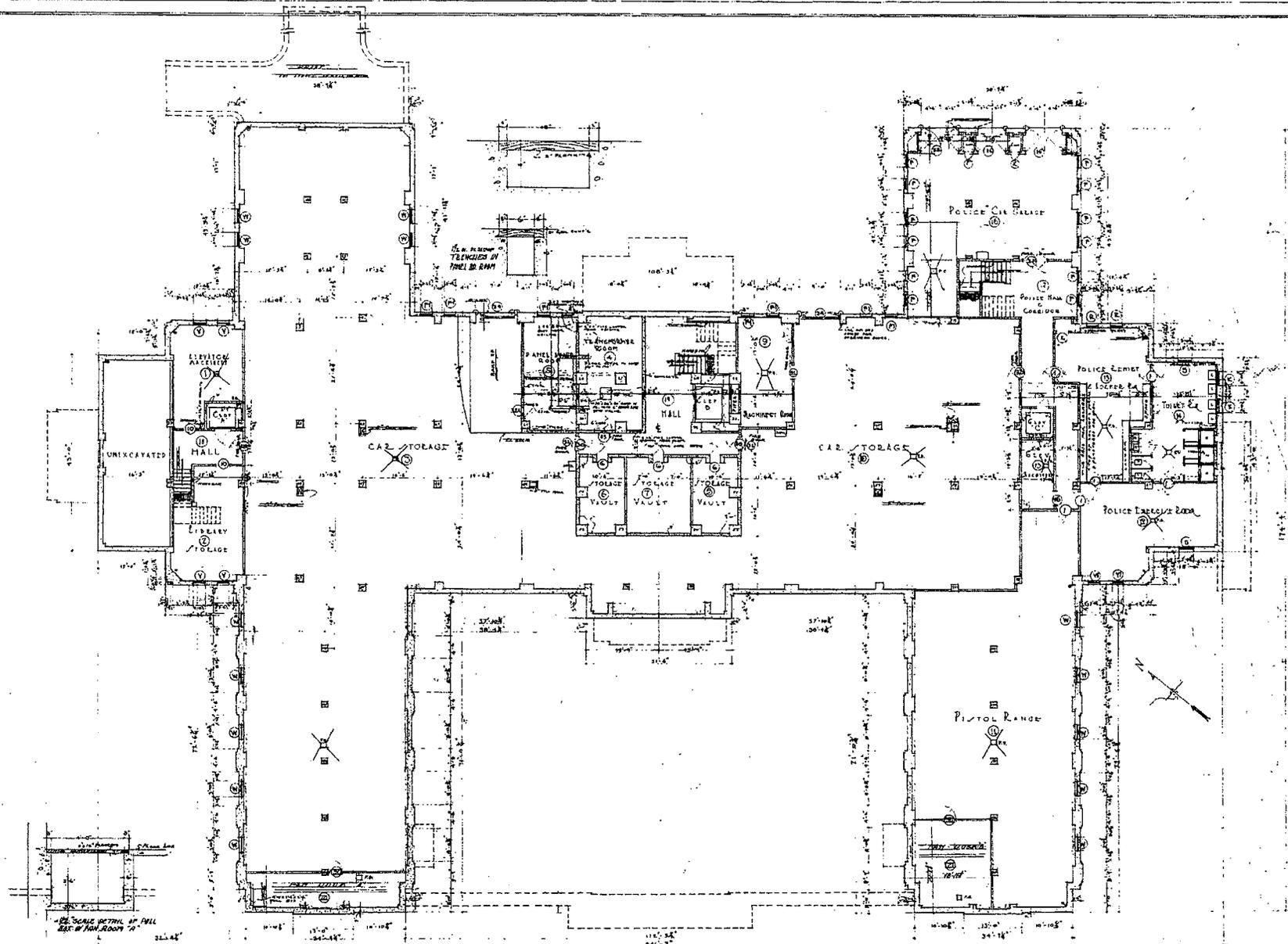


APPROVED - JUNE 23 1931  
CITY OF BEVERLY HILLS, CALIF.  
*[Signature]*

PLANS OF CITY HALL BUILDING  
BY ARRY G. KOERNIG AND W. J. GAGE  
ARCHITECTS

BEVERLY HILLS, CALIFORNIA  
JOHN C. AUSTIN PARTNERS, FREDERIC A. ASHLEY PARTNERS  
CONSULTING ARCHITECTS

SHEET NO. X  
DATE - 5-28-31  
CHECKED BY  
D.R.T.

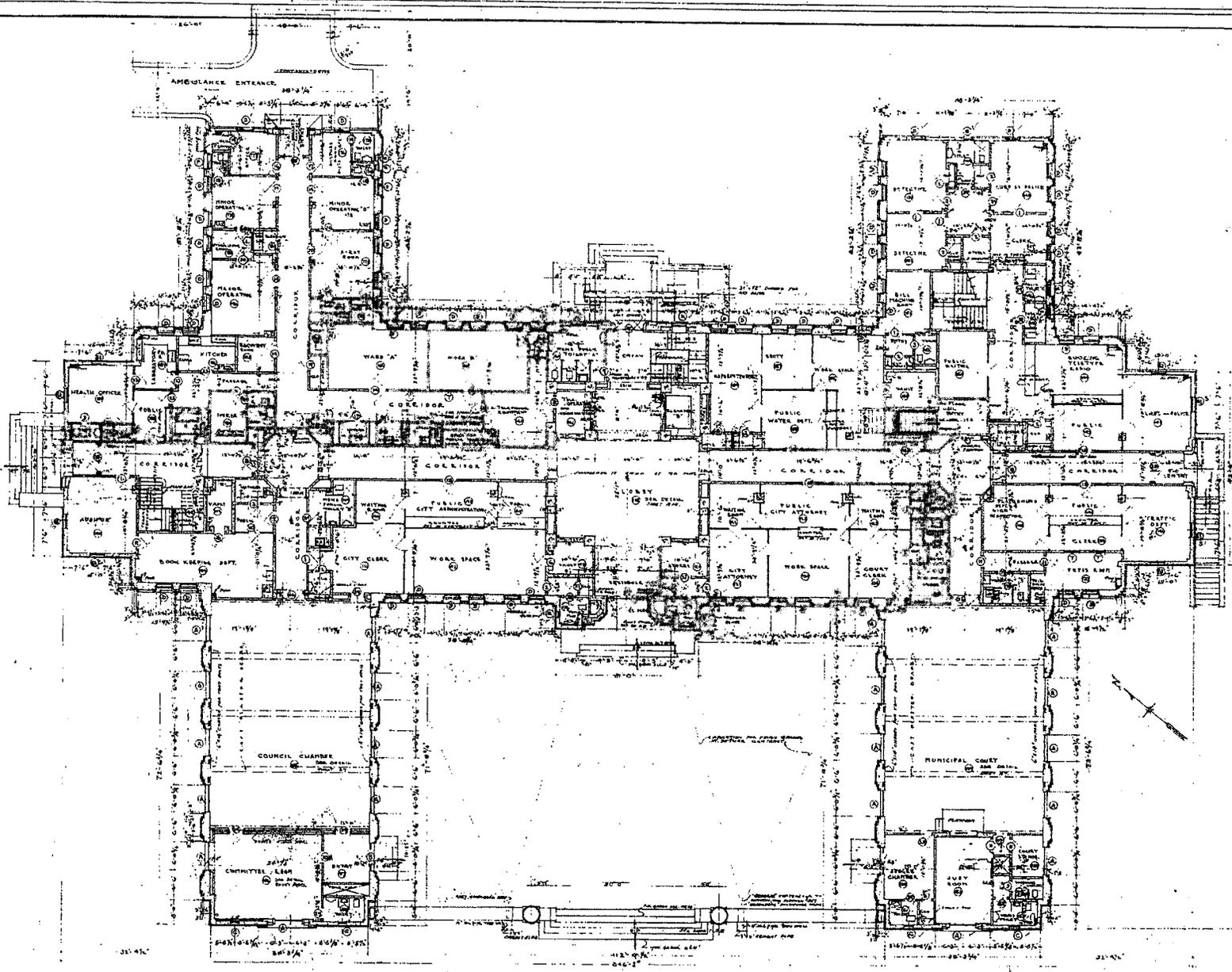


ARCHITECTURAL  
 DRAWINGS  
 SCALE: 1/8" = 1'-0"

APPROVED: JUNE 23, 1934  
 CITY OF BEVERLY HILLS  
 HARRY G. KOERNY AND W. J. GAGE  
 ARCHITECTS

PLANS OF CITY HALL BUILDING - BEVERLY HILLS, CALIFORNIA  
 HARRY G. KOERNY AND W. J. GAGE ARCHITECTS  
 JOHN C. AUSTIN, F.A.A., AND FRITZ M. ASHLEY, A.I.A.  
 CONSULTING ARCHITECTS

SHEET No. 1  
 DATE: 1934  
 CHECKED BY: [Signature]  
 DATE: 1934



- ARCHITECTURAL -  
FIRST FLOOR  
- ONE EIGHTH INCH SCALE -

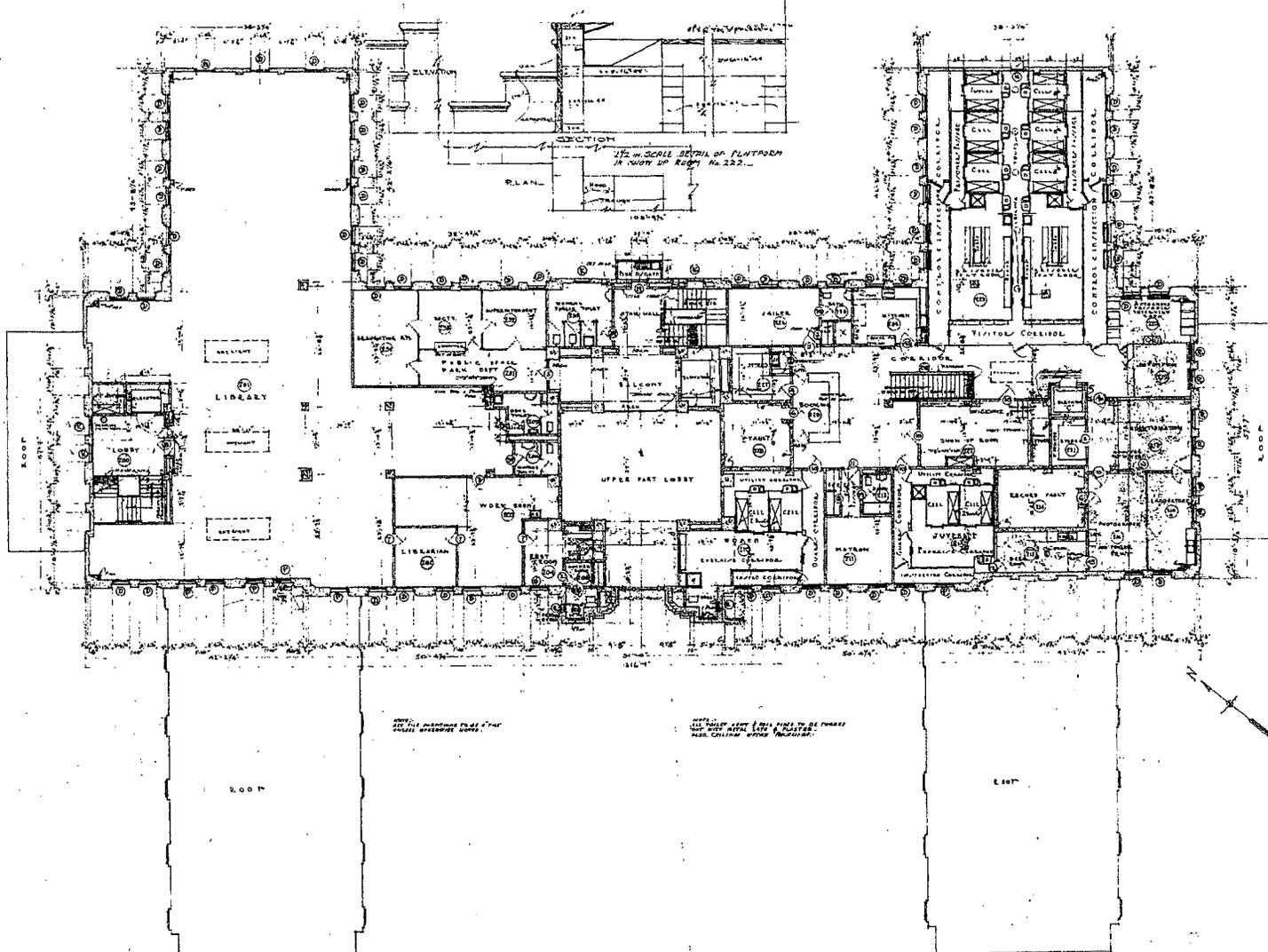
NOTE: ALL DIMENSIONS TO BE "AS SHOWN" UNLESS OTHERWISE NOTED.  
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 ALL DIMENSIONS TO BE "AS SHOWN" UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO BE "AS SHOWN" UNLESS OTHERWISE NOTED.

APPROVED: [Signature]  
 CITY OF BEVERLY HILLS, CALIF.  
 [Signature]  
 [Signature]

- PLANS OF CITY HALL BUILDING -  
 - HARRY G. KOEHLER AND W. J. GAGE -  
 - ARCHITECTS -

- BEVERLY HILLS - CALIFORNIA -  
 - JOHN C. AUSTIN F.A.S.A. AND FREDERIC M. ASHLEY A.F.A. -  
 - CONSULTING ARCHITECTS -

SHEET No. **A2**  
 DATE: 5-27-31  
 CHECKED BY: [Signature]  
 DATE: 6-1-31

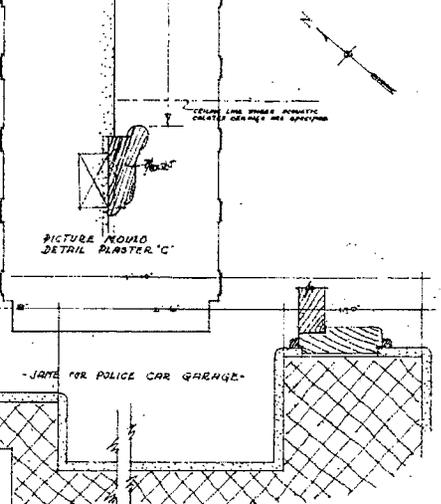
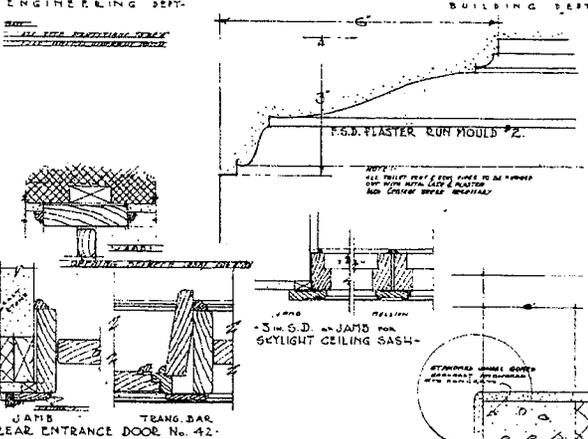
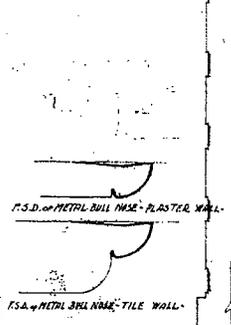
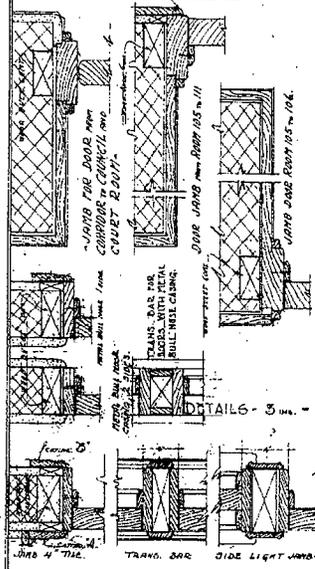
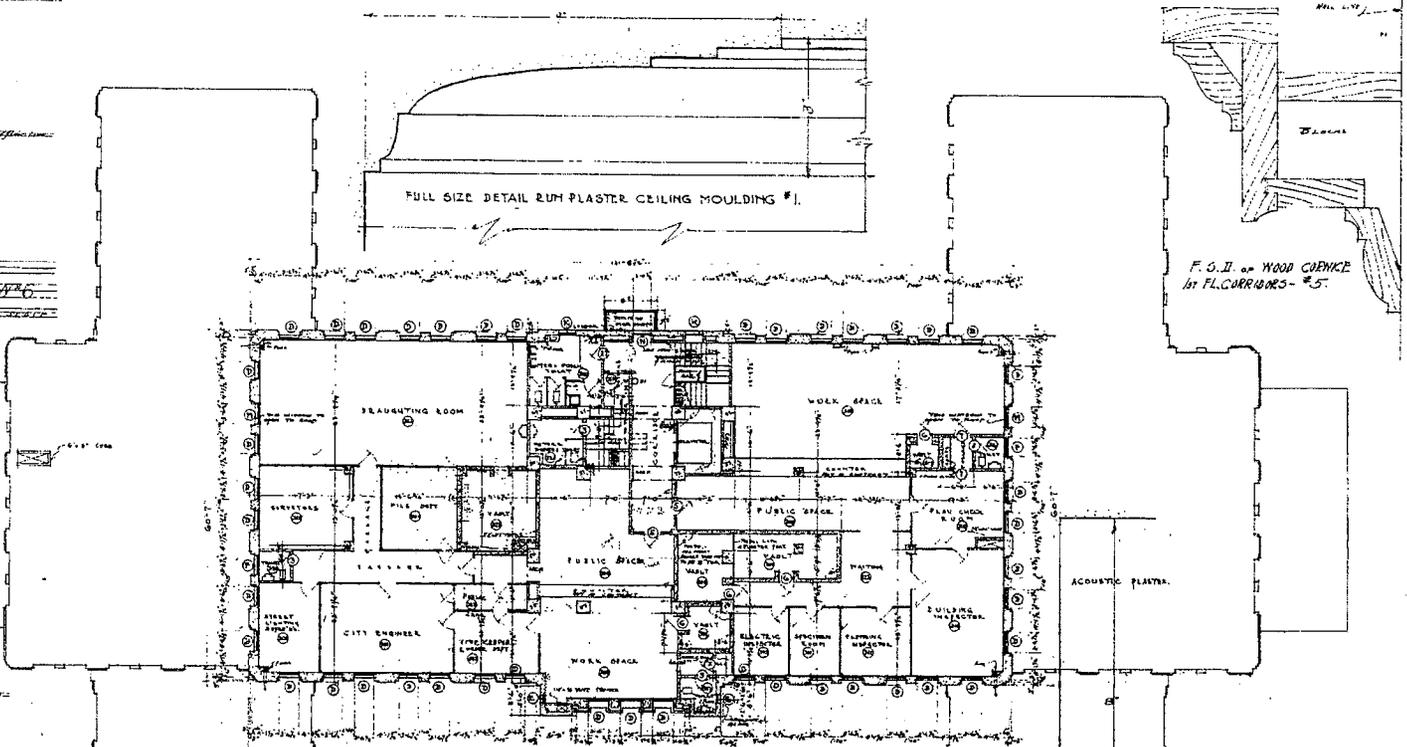
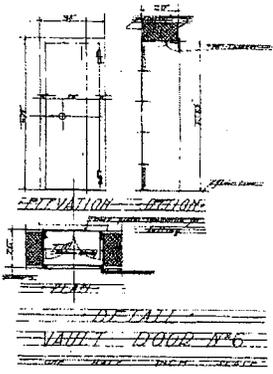


ARCHITECTURAE  
 SECOND FLOOR PLAN  
 ONE EIGHTH INCH SCALE

APPROVED - JUNE 23 1931  
 CITY OF BEVERLY HILLS  
 [Signature]

PLANS OF CITY HALL BUILDING - BEVERLY HILLS - CALIFORNIA -  
 HARRY G. KOERNER AND W. J. GAGE - JOHN C. AUSTIN F.A.I.A. AND FREDERIC M. ASHLEY A.I.A.  
 ARCHITECTS - CONSULTING ARCHITECTS -

SHEET No. 13  
 DATE 5-23-31  
 CHECKED BY [Signature]  
 DATE 6-1-31



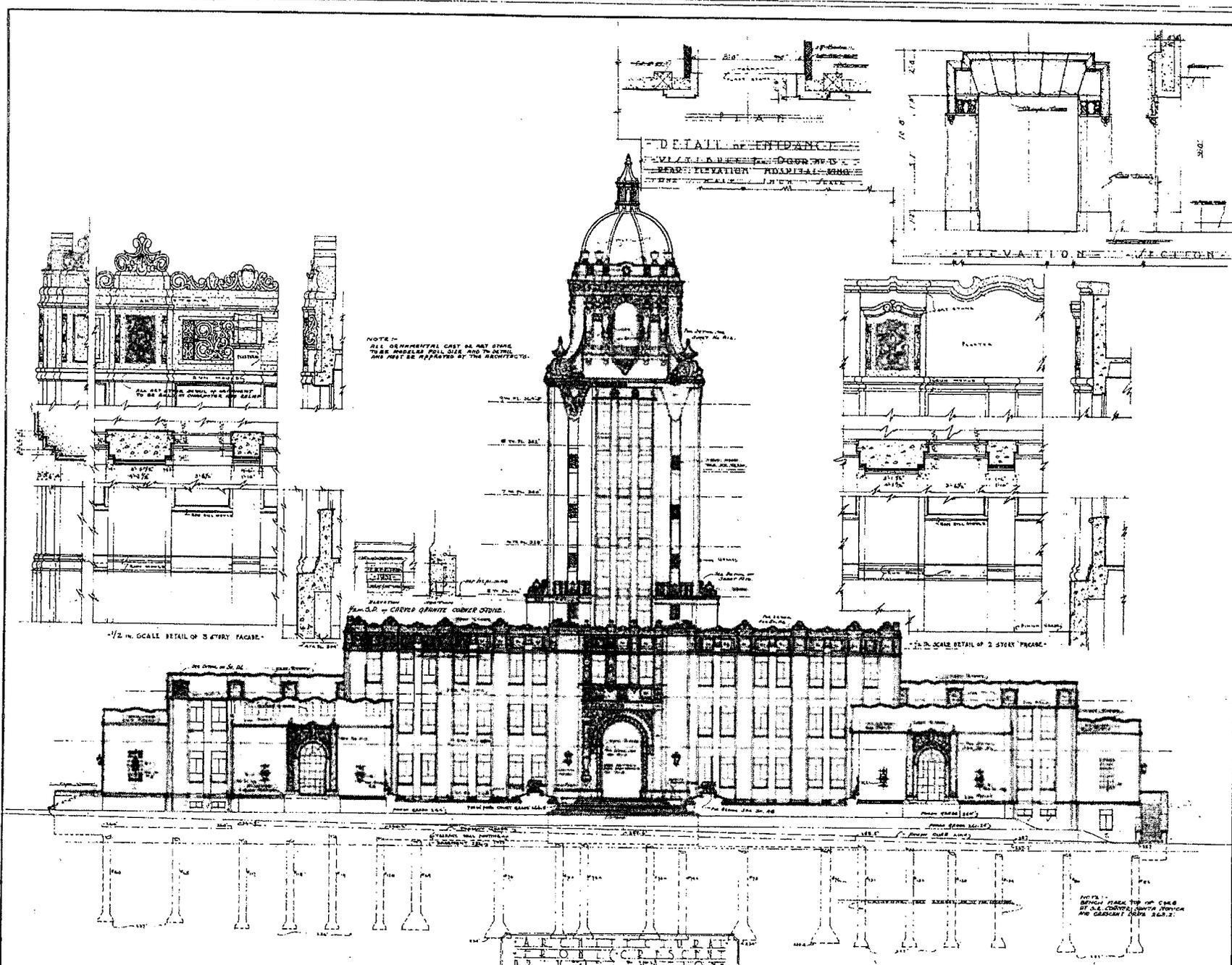
ARCHITECTURAL  
 THIRD FLOOR PLAN

APPROVED - JUN 23 1931  
 CHARLES G. KOPPEL AND W. J. GAGG  
 ARCHITECTS

PLANS of CITY HALL BUILDING - BEVERLY HILLS, CALIFORNIA  
 CHARLES G. KOPPEL AND W. J. GAGG ARCHITECTS  
 JOHN C. AUSTIN F. E. HALL FREDERIC M. ASHLEY AIAA  
 CONSULTING ARCHITECTS

SHEET No. A4  
 CHECKED BY





DETAIL OF ENTICEMENT  
 WALLS TO BE SET BACK FROM SIDE OF  
 REAR ELEVATION APPROXIMATELY  
 THREE FEET FROM LINE OF SETBACK

NOTE:  
 ALL ORNAMENTAL CAST IN NET STONE.  
 ALL ANGLES FULL SIZE AND TO SCALE.  
 AND MUST BE APPROVED BY THE ARCHITECTS.

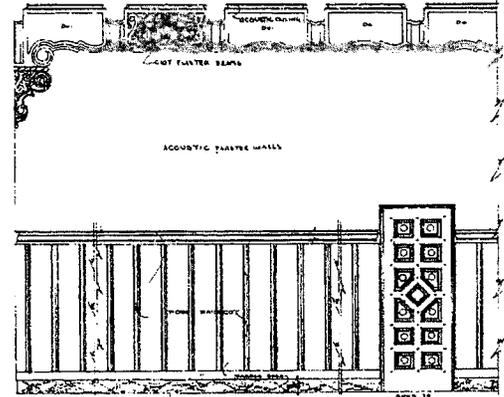
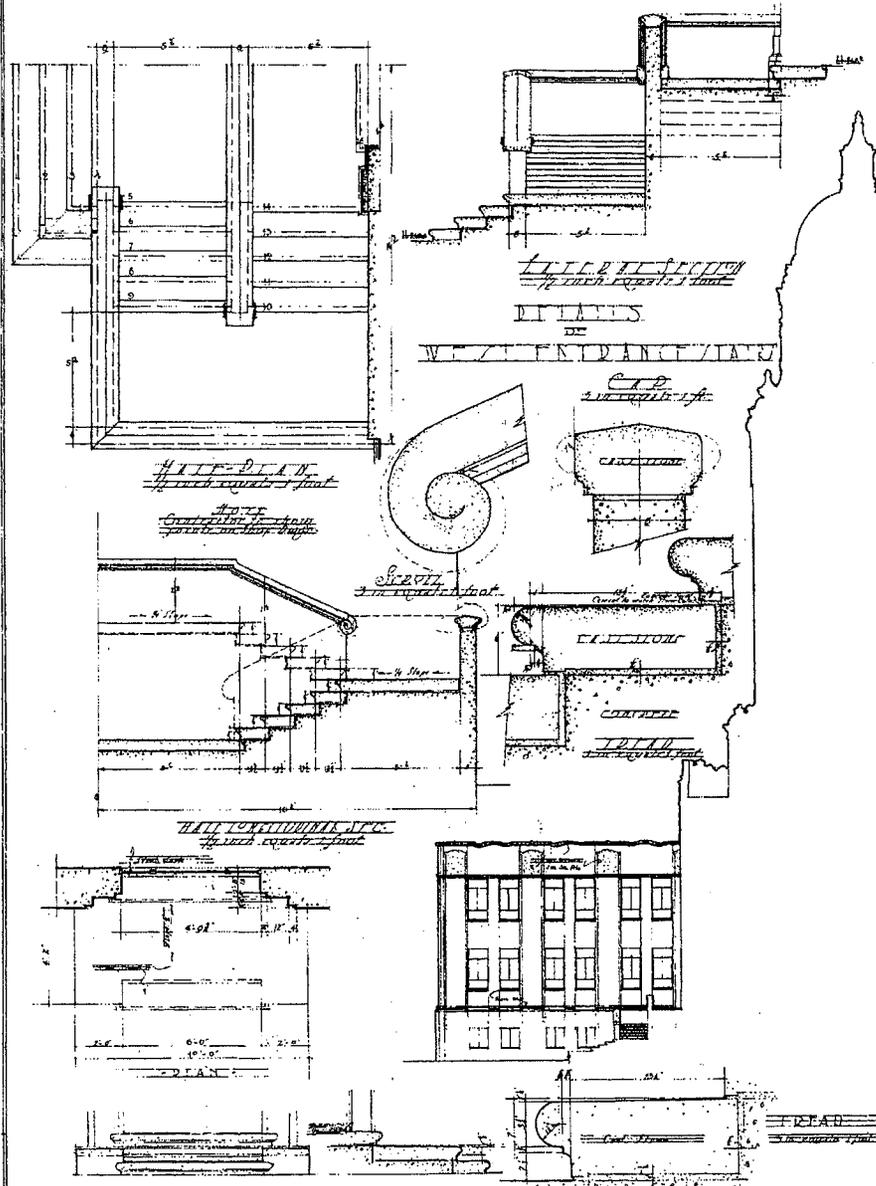
1/2 IN. SCALE DETAIL OF 3 STORY FACADE

1/2 IN. SCALE DETAIL OF 2 STORY FACADE

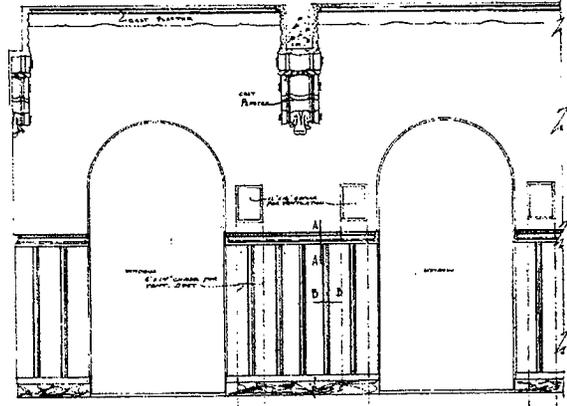
ARCHITECTS URBAN  
 ENGINEERS & ARCHITECTS  
 1015 WASHINGTON STREET  
 LOS ANGELES, CALIFORNIA

APPROVED... JUN 23 1931 CITY OF BEVERLY HILLS <i>[Signature]</i>	PLAN OF CITY HALL BUILDING HARRY G. KORNBERG AND W. J. GAGE ARCHITECTS	BEVERLY HILLS - CALIFORNIA JOHN C. AUSTIN F.A.S.A. AND FREDERIC A. ASHLEY A.A.A. CONSULTING ARCHITECTS	SHEET NO. <b>A-6</b> DATE 6-23-31 CHECKED BY <i>[Signature]</i> DATE 6-23-31
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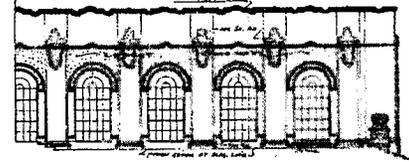
*[Handwritten note]*



1/4" = 1'-0" S.D. of COUNCIL CHAMBER-LOOKING E. & S.



1/4" = 1'-0" S.D. SIDE ELEVATION OF COUNCIL CHAMBER AND MUNICIPAL COURT

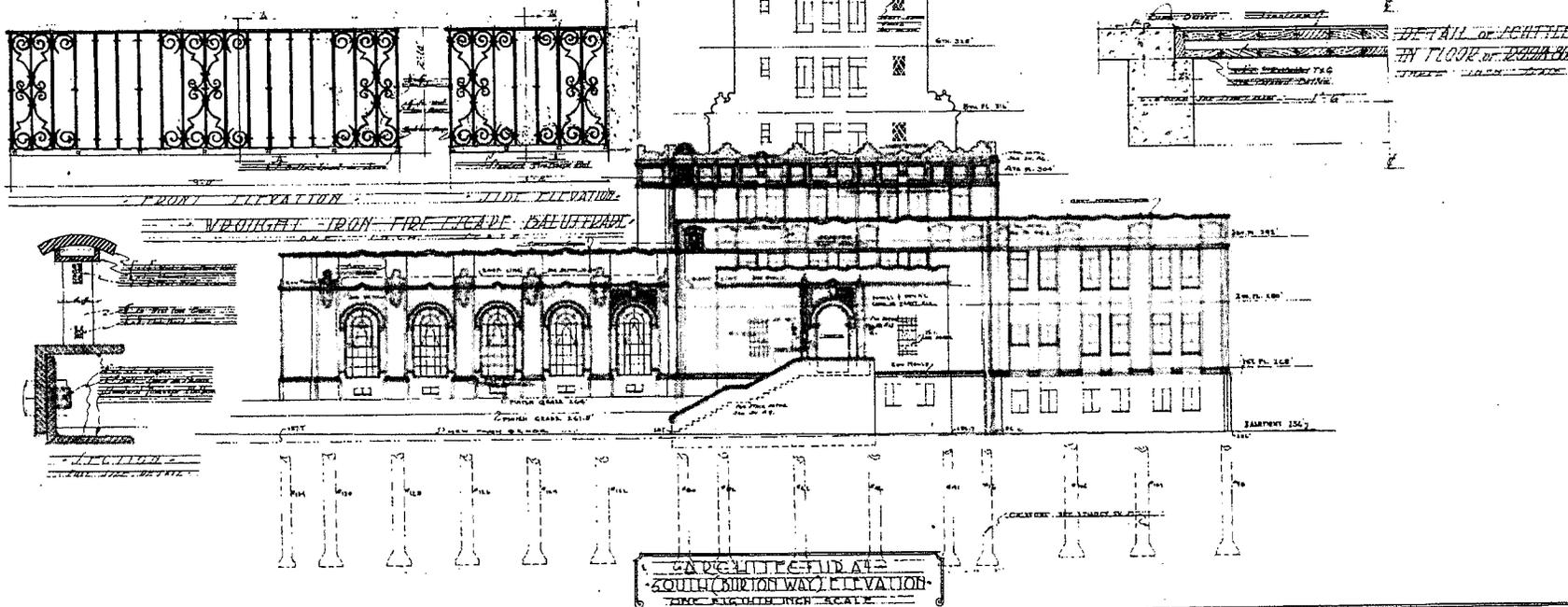
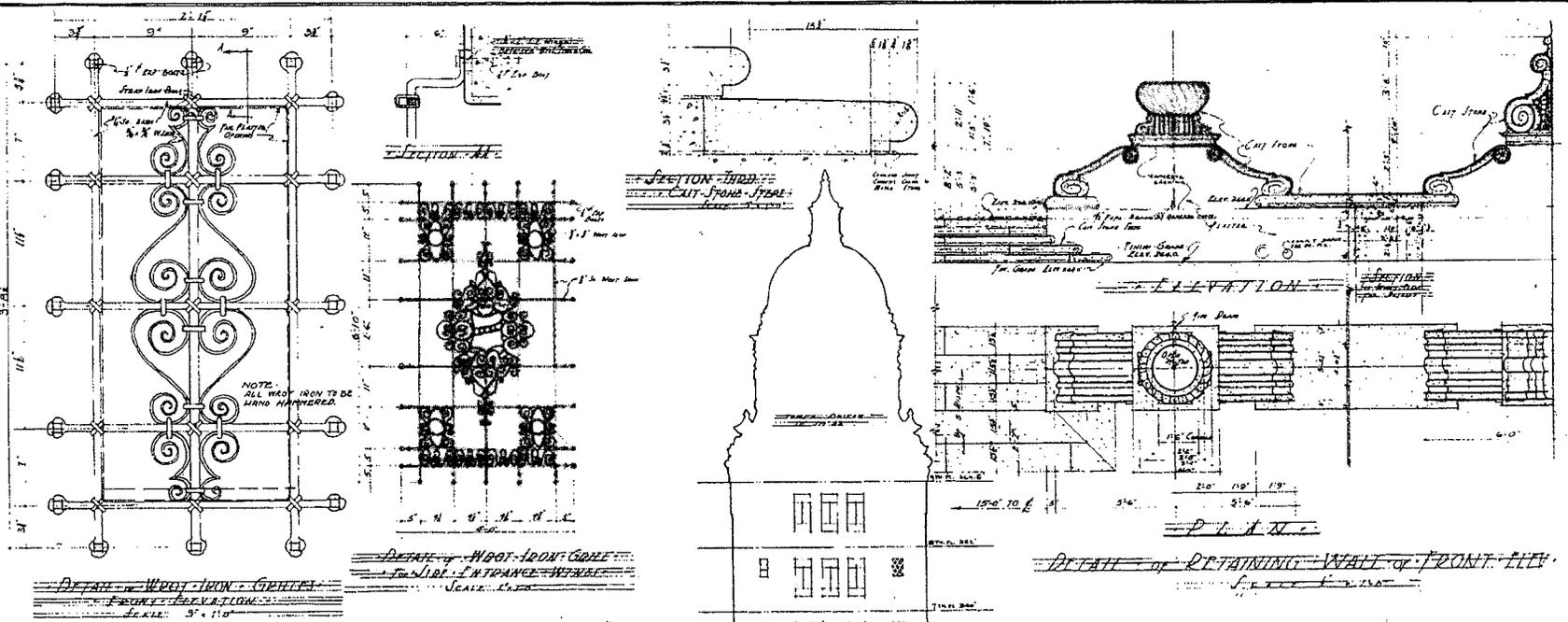


NORTH ELEVATION OF COUNCIL CHAMBER AND MUNICIPAL COURT THROUGH COURTS  
 SCALE EIGHTH INCH SCALE

APPROVED: JUNE 23 1931  
 CHAS. E. BEVERLY, ARCHT.  
 BEVERLY, HILLS, CALIF.

EDWARDS, BECHTOLD & HALL ARCHT. BUILDING ENGINEERS BEVERLY, HILLS, CALIFORNIA  
 HARRY GARLANDER AND WALTER GAGNER ARCHT. ENGINEERS AUSTIN, TEXAS AND FREDERICK W. ASHLEY ARCHT.  
 ARCHITECTS CONSULTING ARCHITECTS

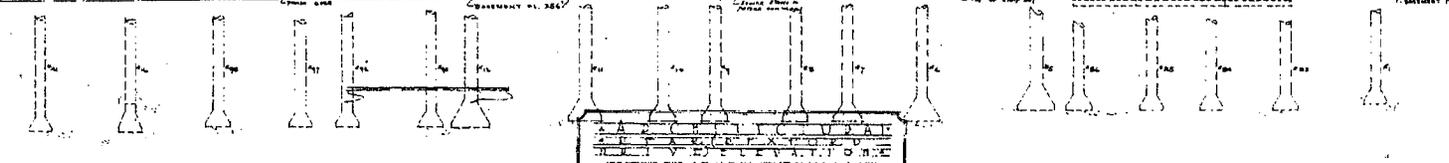
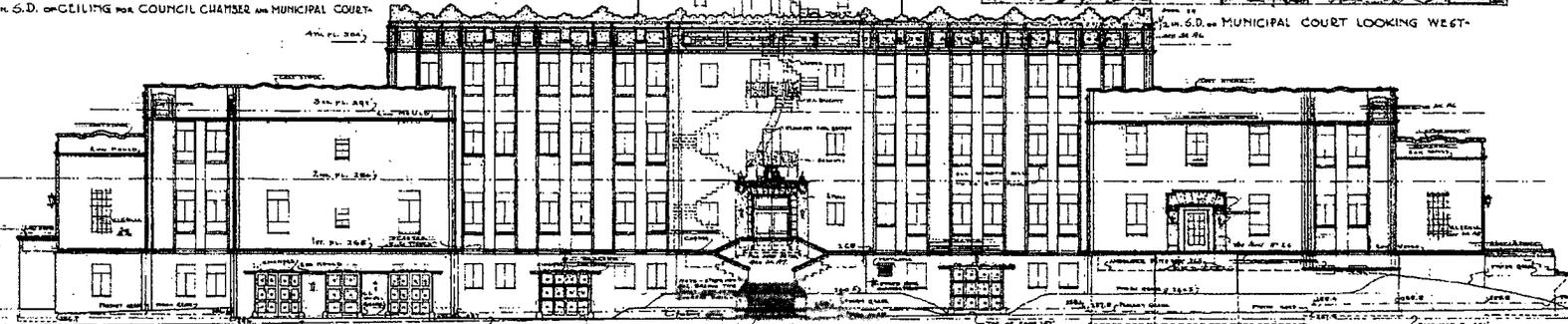
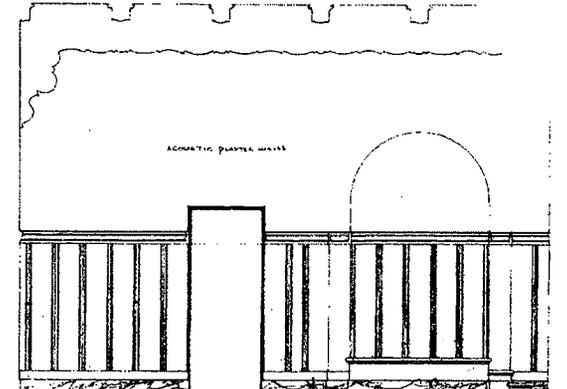
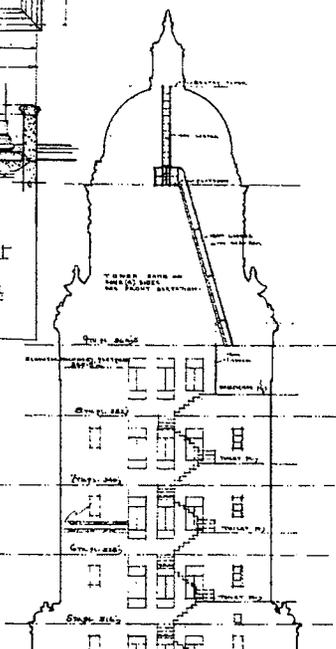
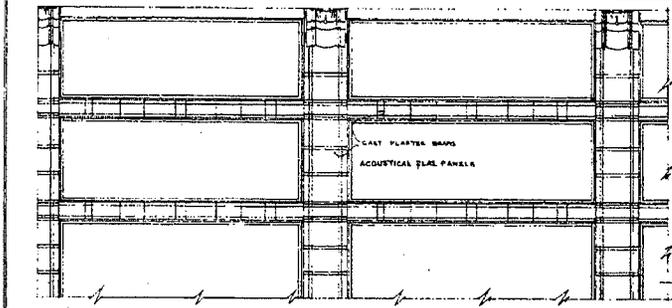
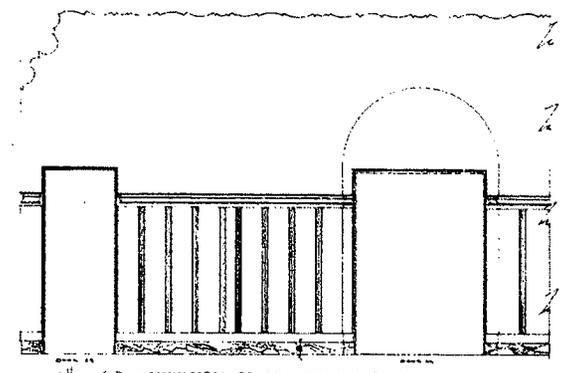
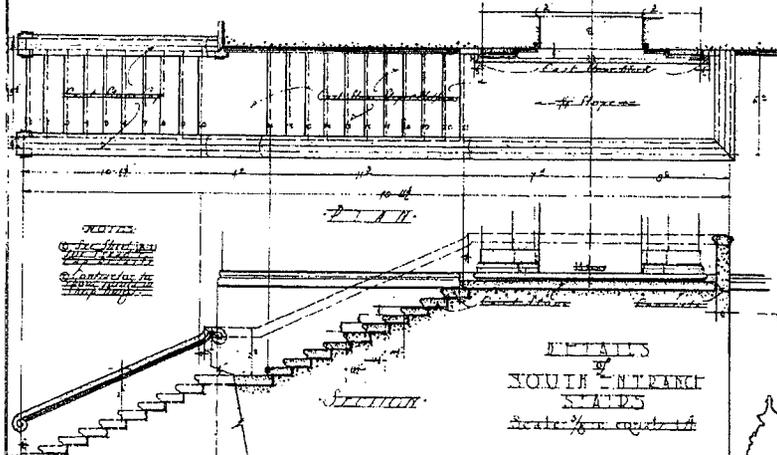
SHEET No. 17  
 DATE 5/23/31  
 CHECKED BY: [Signature]  
 D. J. T. SHER



APPROVED - JUNE 23, 1931  
CITY OF BEVERLY HILLS, CALIF.  
BY *[Signature]*  
HARRY E. KOENIG AND W. J. GAGLIARDI ARCHITECTS

PLANS OF CITY HALL BUILDING - BEVERLY HILLS - CALIFORNIA  
HARRY E. KOENIG AND W. J. GAGLIARDI ARCHITECTS  
JOHN C. AUSTIN, L.A.A., AND FREDERICK A. ASHLEY, A.A.A. CONSULTING ARCHITECTS

SHEET NO. **A-8**  
REVISED BY *[Signature]*  
DATE *[Date]*

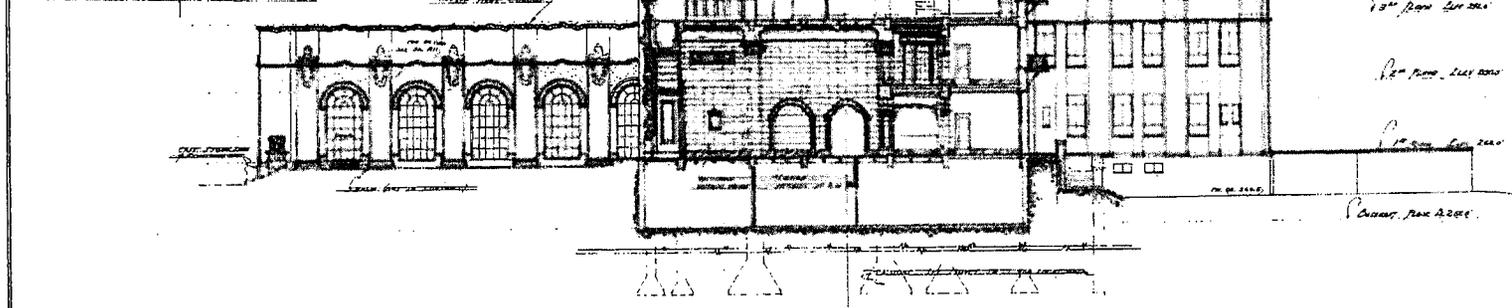
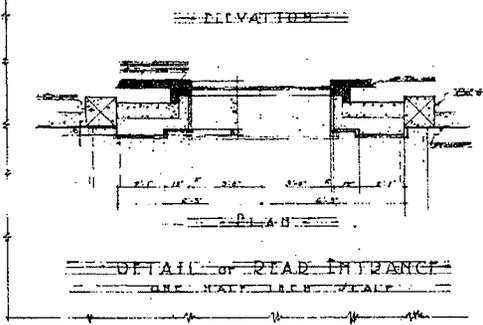
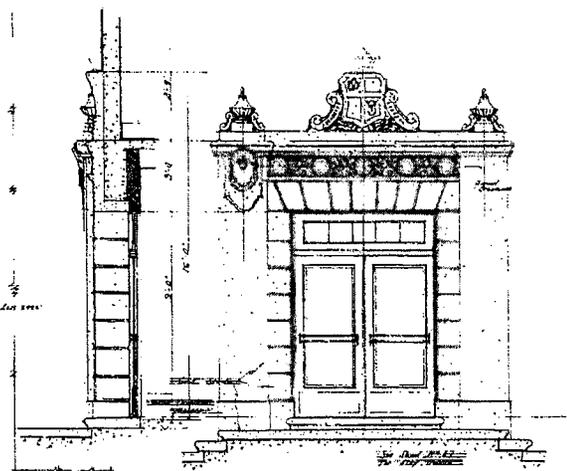
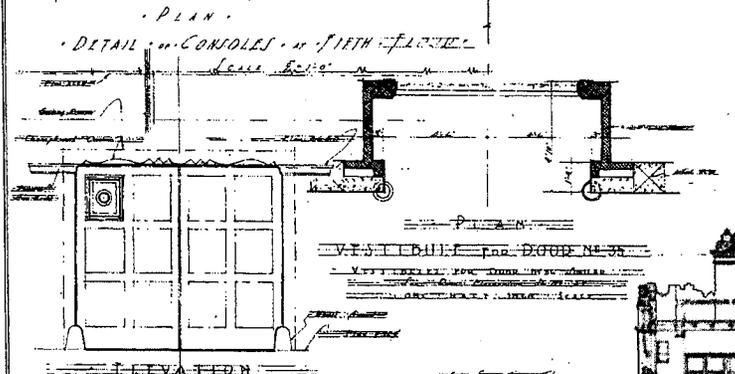
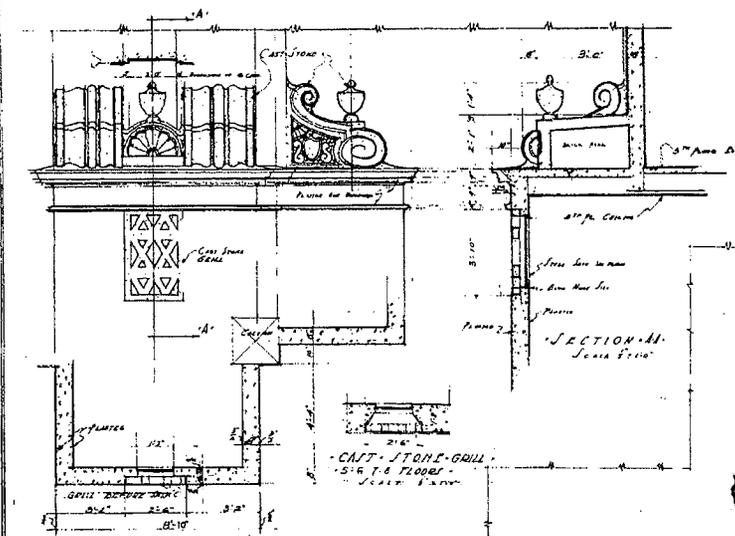


APPROVED: JUNE 23, 1921  
 CITY OF SEVERELY MISS. CAMP  
*[Signature]*  
 CITY ENGINEER

PLANS OF CITY OF SEVERELY MISSISSIPPI BUILDING - SEVERELY, BEES & CANTONIA  
 HENRY G. NOBNER AND VANCE GAGE - JOHN CARLSTEN, E.A. A. AND FREDERIC A. ASHLEY A.-A.  
 ARCHITECTS

SHEET No. **A-3**  
 D. L. T. S. 2251  
 ENGINEERS  
 D. L. T. S. 2251

PRINTED - 5-15-21



ARCHITECTURAL  
SOUTH ELEVATION OF COUNCIL  
CHAMBER THRU FORECOURT  
ONE EIGHTH INCH SCALE

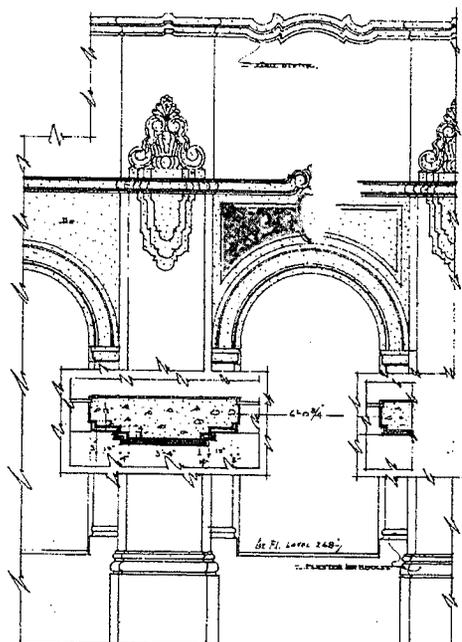
APPROVED - JUNE 24 1931  
CITY OF BEVERLY HILLS, CALIF.  
BY *[Signature]*  
City Engineer

PLANS OF CITY HALL BUILDING  
- HARRY G. KOERNER AND W. J. GAGE -  
- ARCHITECTS -

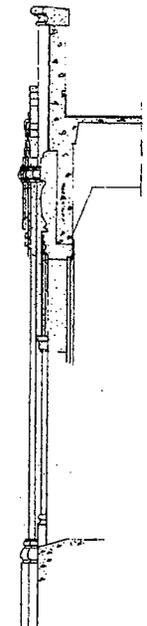
BEVERLY HILLS - CALIFORNIA -  
- JOHN C. AUSTIN F.A.I.A. AND FREDERIC A. ASHLEY A.I.A. -  
- CONSULTING ARCHITECTS -

SHEET No. A10  
DATE 5/25/31  
CHECKED BY *[Signature]*  
DRAWN BY *[Signature]*

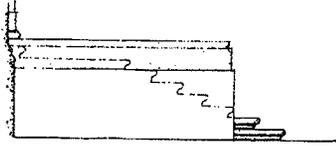
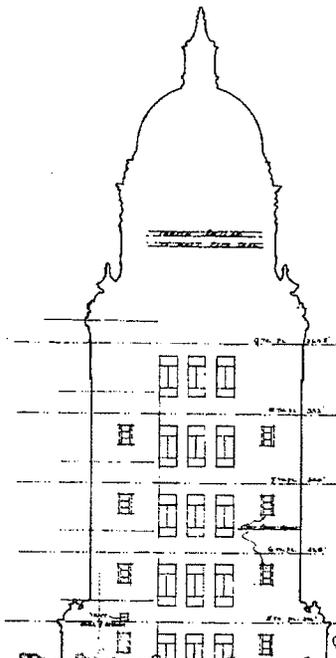
*[Handwritten note]*



- 1/2 inch S.D. of COUNCIL ETC. WINDOW -



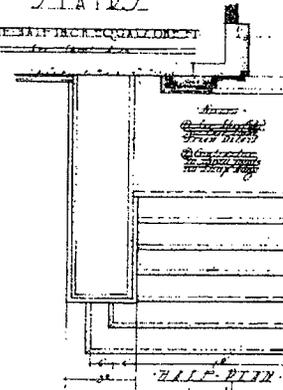
- SECTION -



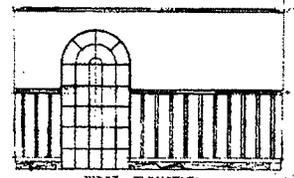
SEE VIEW.

PLANS  
of  
NORTH FRONT  
STAIRS

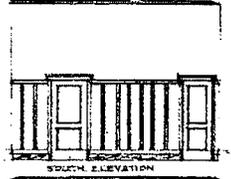
ONE FIFTH SCALE QUALIFIED



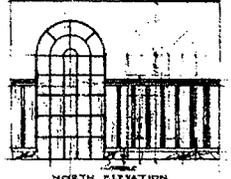
SEE PLAN



WEST ELEVATION

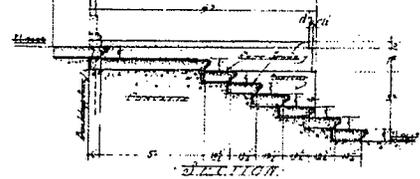


SOUTH ELEVATION

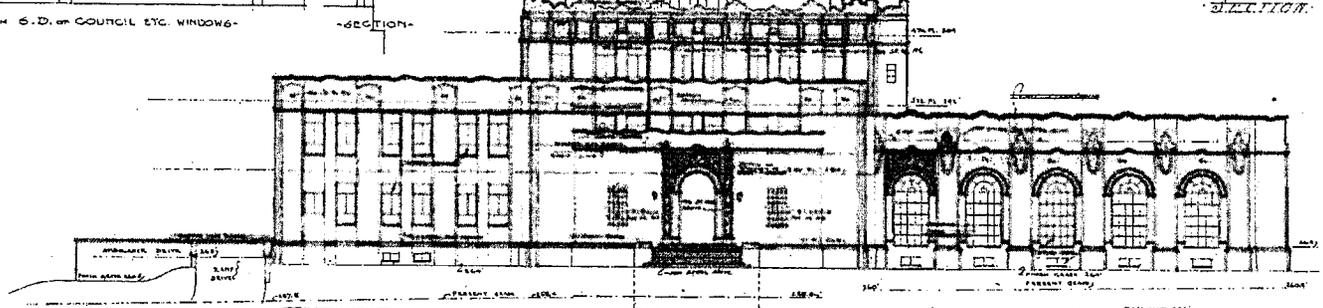


NORTH ELEVATION

ONE SCALE JETIK COMMITTEE ROOM No. 106.



SECTION



ARCHITECTURE  
NORTH (CANTACONICA  
BOULEVARD) ELEVATION  
ONE FIFTH INCH SCALE

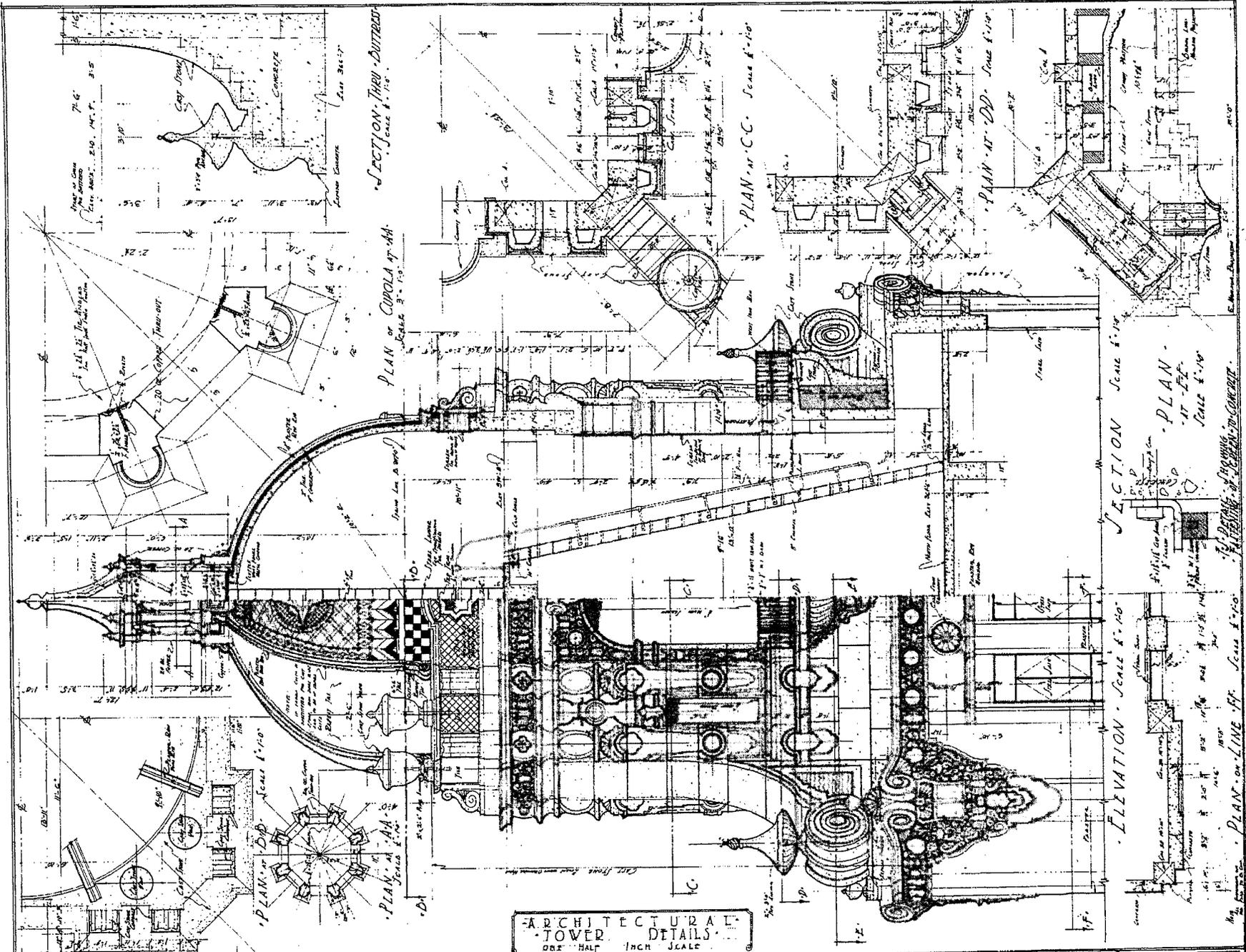
APPROVED FOR THE CITY OF LOS ANGELES  
CITY ENGINEER  
HARRY G. ROEPER  
JULY 10 1906

PLANS OF CITY HALL BUILDING IN SEVERLY HILLS, CALIFORNIA.  
HARRY G. ROEPER ARCHITECT  
JOHN C. AUSTIN TRAFFIC AND FREDERIC A. ASHLEY ARCHITECTS  
CONSULTING ARCHITECTS

SHEET No. 11

DESIGNED BY JOHN C. AUSTIN  
DRAWN BY FREDERIC A. ASHLEY

PRINTED 62831



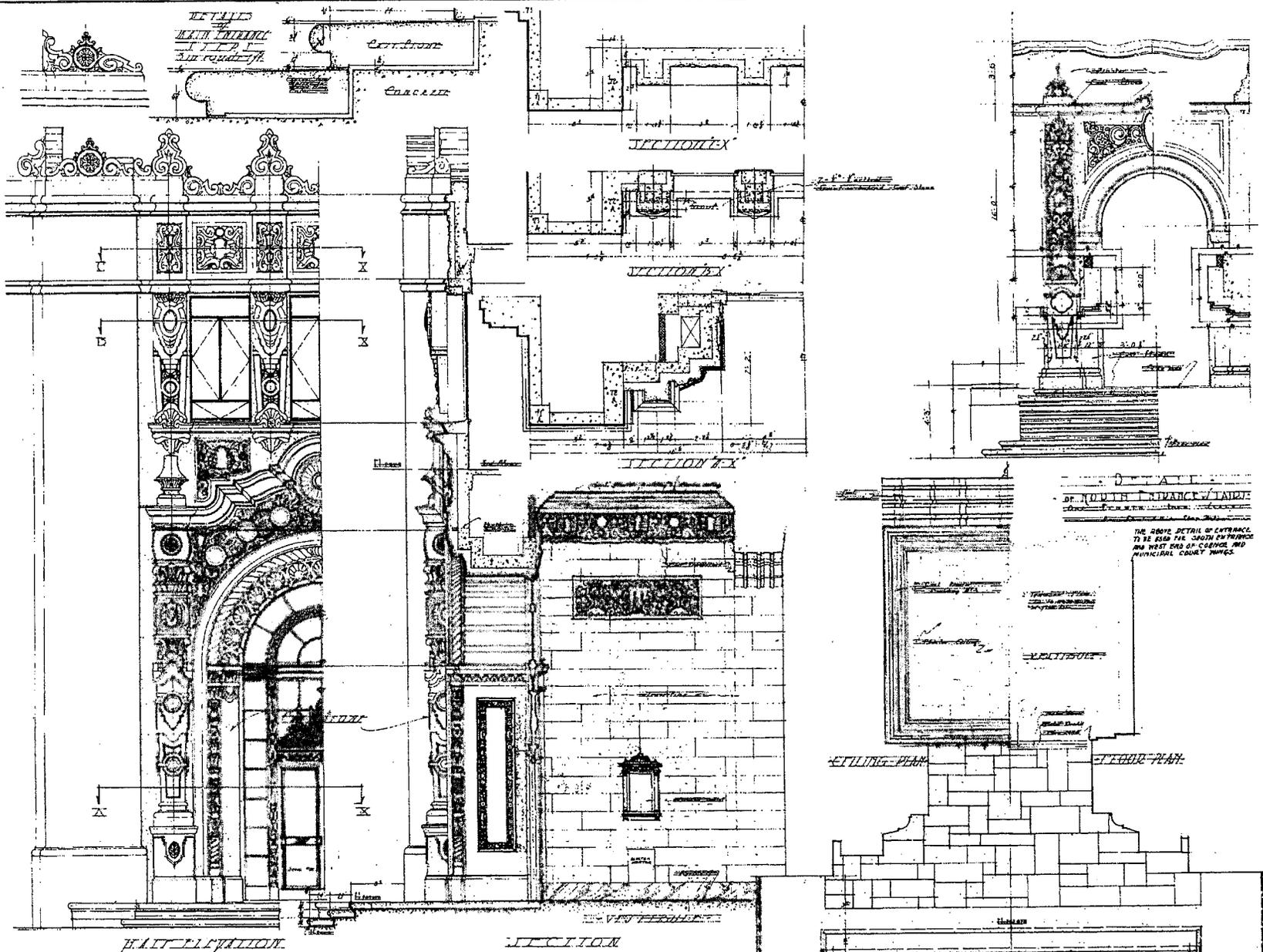
ARCHITECTURAL  
 TOWER DETAILS  
 ONE HALF INCH SCALE

APPROVED: JUNE 25, 1931  
 CITY OF BEVERLY HILLS  
 HARRY G. KOERNER AND W. J. GAGI  
 ARCHITECTS

PLANS OF CITY HALL BUILDING  
 HARRY G. KOERNER AND W. J. GAGI  
 ARCHITECTS

BEVERLY HILLS - CALIFORNIA  
 JOHN C. AUSTIN F.A.S.A. AND FREDERICK ASHLEY A.I.A.  
 CONSULTING ARCHITECTS

SHEET NO. A-12  
 DIVISION  
 CHECKED BY: [Signature]  
 DATE: 6.25.31  
 50700 C-23



MAIN ENTRANCE  
DETAILS  
Scale 1/4" = 1'-0"

ARCHITECTURAL  
ENTRANCE DETAILS  
SCALE: AS NOTED

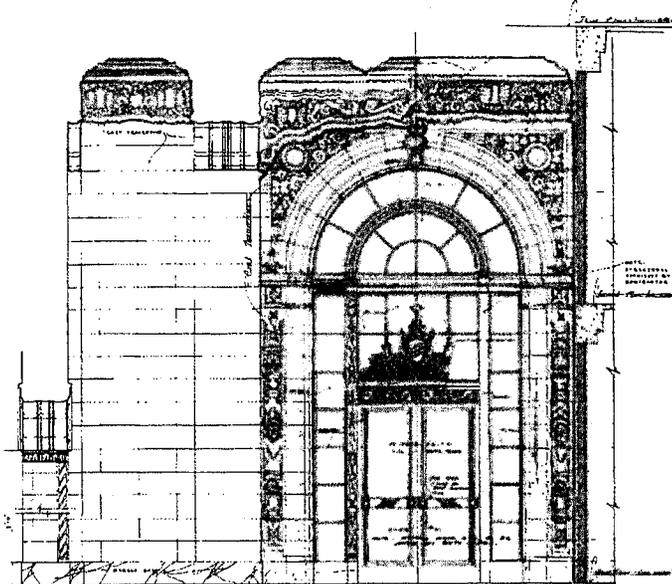
PLAN OF MAIN ENTRANCE, SECOND FLOOR & STAIRS  
Scale 1/4" = 1'-0"

APPROVED: JUNE 27, 1931  
CITY OF BEVERLY HILLS CALIF.  
BY: *[Signature]*  
*[Signature]*

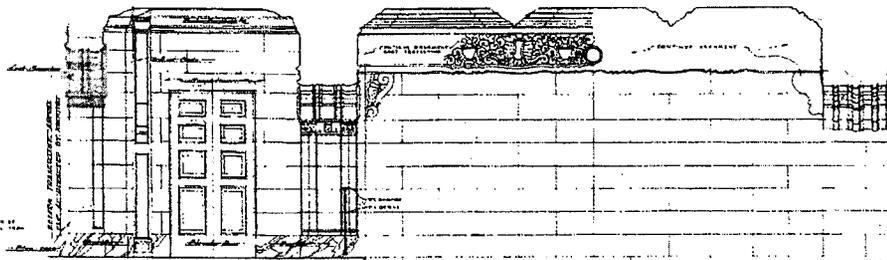
PLANS OF CITY HALL BUILDING  
HARRY G. KOERNER AND W. J. GAGE  
ARCHITECTS

BEVERLY HILLS, CALIFORNIA  
JOHN C. AUSTIN, A.I.A. AND FREDERICA A. ASHLEY, A.I.A.  
CONSULTING ARCHITECTS

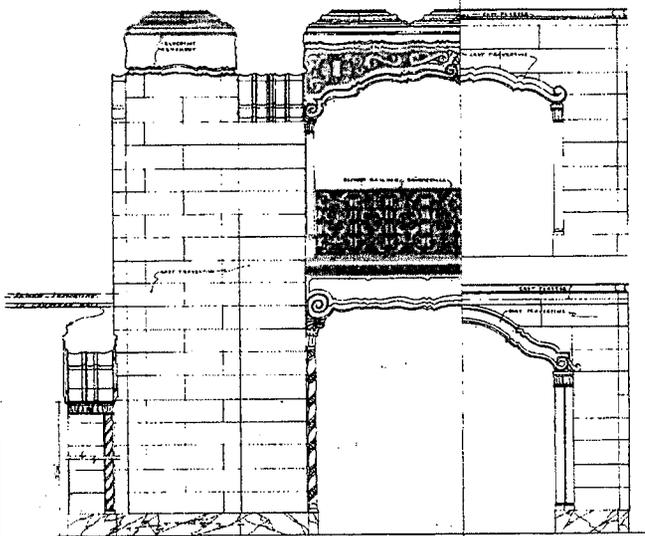
SHEET NO. **A-13**  
DATE: MAY 28, 1931  
CHECKED BY: *[Signature]*  
DATE: 6/10/31  
PRINTED 628-31



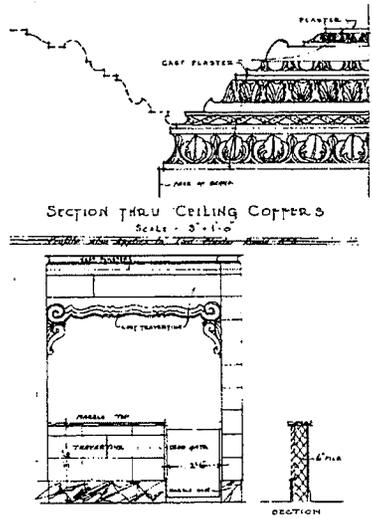
SECTION THRU LOBBY LOOKING WEST



ELEVATOR LOBBY SECTION THRU LOBBY LOOKING SOUTH

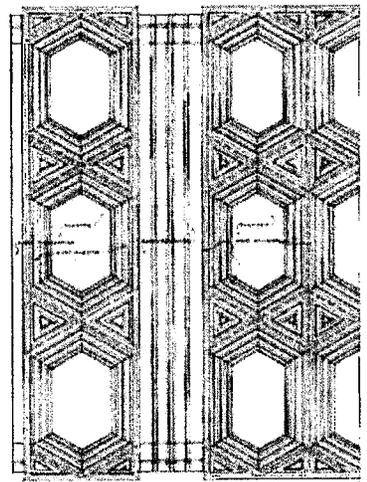


SECTION THRU LOBBY LOOKING EAST ELEVATOR LOBBY



SECTION THRU CEILING COPPER  
Scale: 3'-1"0"

ELEVATION OF INFORMATION COUNTER



ONE HALF CEILING PLAN OF LOBBY

DETAIL  
SCALE: ONE HALF INCH = ONE FOOT

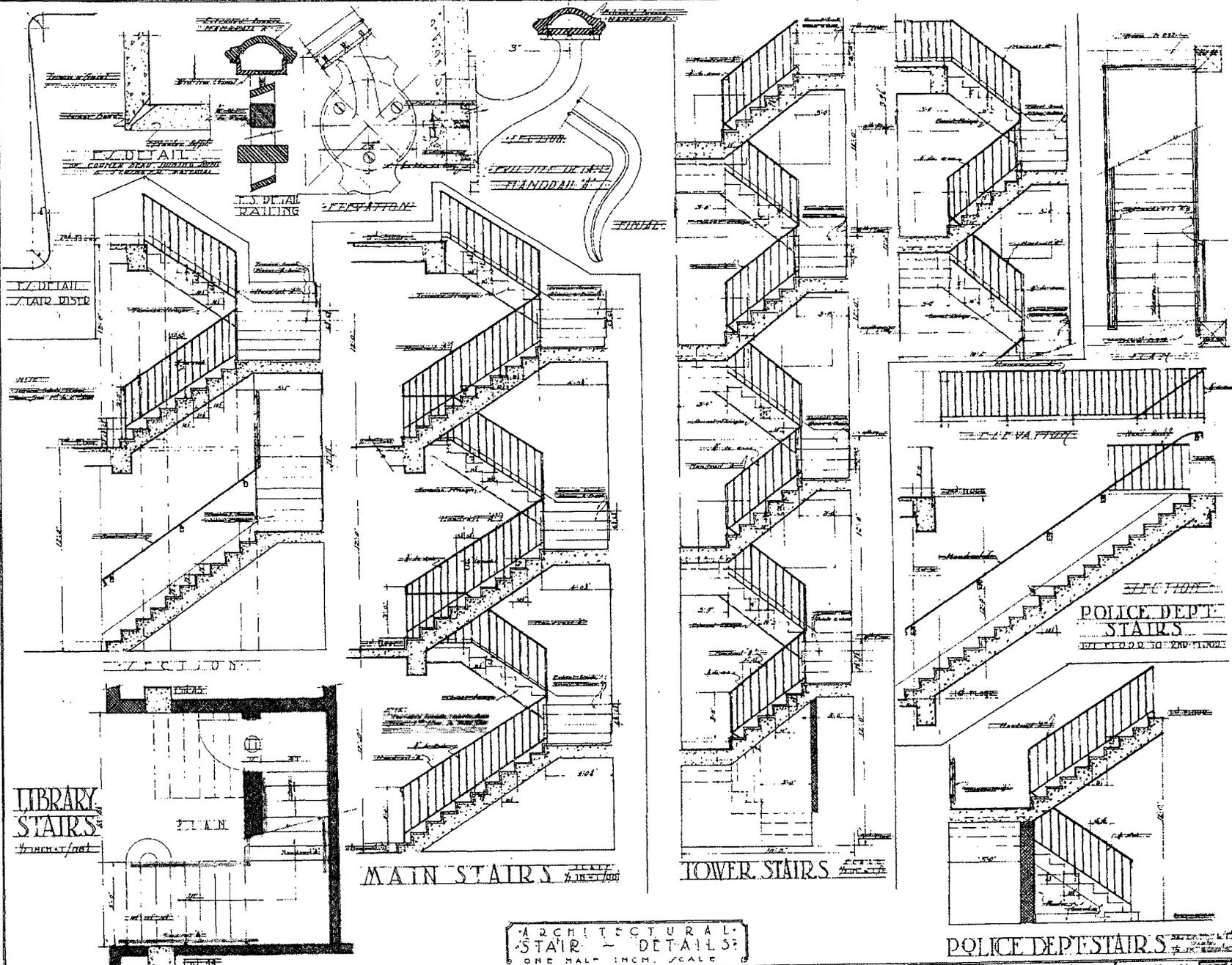
ARCHITECTURAL LOBBY DETAILS - ONE HALF INCH SCALE

APPROVED - JUNE 23 1931  
CITY OF BEVERLY HILLS CALIF.  
BY *[Signature]*  
CITY ENGINEER

PLANS OF CITY HALL BUILDING - BEVERLY HILLS - CALIFORNIA -  
BY HARRY G. ROERNER AND WALTER GAGE ARCHITECTS - JOHN C. AUSTIN F.A.A. AND FREDERIC A. ASHLEY A.I.A. CONSULTING ARCHITECTS -

SHEET NO. 14  
DATE 3-23-31  
CHECKED BY *[Signature]*  
SCALE 1/8" = 1'-0"

PRINTED 7-23-31



ARCHITECTURAL  
STAIR - DETAILS  
ONE HALF INCH SCALE

POLICE DEPT STAIRS

APPROVED - JUNE 23 1931  
 CITY OF BEVERLY HILLS CALIF.  
 BY *Harry G. Koerner*  
 ARCHITECTS

PLANS OF CITY HALL BUILDING - BEVERLY HILLS - CALIFORNIA -  
 HARRY G. KOERNER AND W. J. GAGE - JOHN C. AUSTIN F.A.I.A. AND FREDERIC A. ASHLEY A.I.A.  
 ARCHITECTS - CONSULTING ARCHITECTS -

SHEET NO. **A15**  
 DATE 5-25-31  
 CHECKED BY *ASTOR*  
 DATE 6-17-31  
 PRINTED 6-23-31

**OSTASHAY & ASSOCIATES CONSULTING**

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