

ATTACHMENT 2

RESOLUTION NO. 13-R-_____

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE MILLARD SHEETS ARTWORK INSTALLATION ON THE CITY PARKING GARAGE AT 450 N. REXFORD DRIVE, BEVERLY HILLS AS A LOCAL LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 2. On July 10, 2013, the Cultural Heritage Commission conducted a preliminary consideration of artwork installations by Millard Sheets at 9245 Wilshire Boulevard Beverly Hills, 9145 Wilshire Boulevard Beverly Hills and at the City Parking Structure at 450 N. Rexford Drive Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the artwork installations by Millard Sheets at these three locations in the City of Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On October 9, 2013, the Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for three Millard Sheets artwork installations located in the City of Beverly Hills, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the artwork by Millard

Sheets that is presently installed at the City Parking Structure at 450 N. Rexford Drive Beverly Hills 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 October 15, 2013, the City Council considered the application for landmark designation of the Millard Sheets artwork installation at the City Parking Garage at 450 N. Rexford Drive, Beverly Hills 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. Millard Sheets (1907-1989) was a highly acclaimed painter, designer, illustrator, and artist who worked in various mediums of the craft. He was also a strong proponent for the integration of art and architecture and as such incorporated all forms of art, including murals, mosaics, sculpture, stained glass, and ceramic into his architectural designs. He worked primary throughout much of southern California, including Beverly Hills. Millard Sheets was one of the most prominent figures in the southern California art and design community, Millard Sheets exerted a wide influence through his prolific artistic practice, his role as an educator, and his curatorial initiatives. A Pomona native, Sheets studied art and taught watercolor at Chouinard Art Institute in Los Angeles, where his virtuosic and innovative pursue of the medium and focus on California subject matter established his reputation. In accordance with his belief that art should be integral to all aspects of daily living, Sheets also worked in the

applied arts. From 1931 to 1953 he designed and painted murals for private and public buildings, created department store displays, and produced illustrations. This business evolved into his Claremont based firm Millard Sheets Design, Inc., which designed and executed large-scale murals, mosaics, and stained-glass windows. Sheets' artistic legacy in southern California is most visible in the design and decoration of more than 120 branches of the Home Savings and Loan Association, an endeavor he began in 1952. His influence was also felt through his teaching and curatorial efforts. He served on the faculty and later as director of art at Scripps College and Claremont Graduate School, and was also the director of the Los Angeles County Art Institute. As director of art exhibitions at the Los Angeles County Fair from 1931 to 1956, Sheets exposed the work of contemporary local artists and craftspeople to a broad public. In the 1970s Sheets built a home and studio, which he called Barking Rocks, in Gualala in Mendocino County on California's northern coast, settling there permanently in 1978. Outside of California his major commissions included murals for the Detroit Public Library, the Mayo Clinic, the dome of the National Shrine in Washington, D.C., the Notre Dame University Library, and the Hilton Hotel in Honolulu. His art work has been widely exhibited and is included in the collections of many museums, including the Museum of Modern Art and the Whitney Museum in New York, the Art Institute of Chicago, and the Los Angeles County Museum of Art. Millard Sheets passed away at his home in Gualala on the Mendocino coast at the age 81 on March 31, 1989.

Within the City of Beverly Hills there are currently three Millard Sheets designed artwork installation sites that are visible to the public. Located at 9245 Wilshire Boulevard just east of Rexford Drive is what was originally the Home Savings and Loan building (currently Chase Bank) with a monumental mosaic representing local history over the main entrance, two external sculptures by Renzo Fenci, and integrated interior artwork. The second Millard Sheets art

installation is located at 9145 Wilshire Boulevard (now the First Bank) and also features two large elongated entry panel mosaics, sculptural screens, and interior wall murals and stained glass. The third of Sheets art installations is located on the west-facing wall of the Civic Center parking structure (parking structure 5) at 450 North Rexford Drive adjacent the public library and across the street from City Hall, and is the subject of this resolution.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Millard Sheets artwork installation at 450 N. Rexford Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation. The Millard Sheets artwork installation at 450 N. Rexford Drive is individually eligible under "significance" criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* The Millard Sheets artwork installation at 450 N. Rexford Drive contains masterful pieces of artwork designed by artist Millard Sheets and executed by the Millard Design Studio in a variety of materials and techniques. The vast appeal, appreciation, and contribution of this artwork to the cultural and architectural history of the community has been greatly appreciated for many decades by the residents, visitors, and others of Beverly Hills and beyond for years. The Millard Sheets artwork installation at 450 N. Rexford Drive, reflects a particular period in time and provides a visual narrative of community and family that appealed to post-war southern Californians who were bombarded at the time with images and messages that idealized the nuclear family. Because of the social content; artistic form and material; and association with a

master artist, Millard Sheets, the artwork installation at 450 N. Rexford Drive is considered highly valuable and represents an important period in art and cultural history. Therefore, this Millard Sheets artwork installation appears to satisfy this criterion.

The Millard Sheets artwork installation at 450 N. Rexford Drive is individually eligible under "significance" criterion A.2. *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.* The design and execution of the Millard Sheets artwork installation at 450 N. Rexford Drive is due to the initiative of Hernando Courtwright, who was the owner of the Beverly Wilshire Hotel when this artwork was initially installed at that location in 1971-1974. As part of the renovation work completed for the hotel at that time, Courtwright was instrumental in converting a portion of the rear of the hotel grounds into a private street for use as a motor court, which included Millard Sheets mural along what Courtwright called the "El Camino Real" (the Royal Road). Hernando Courtwright, who also was a prior owner and operator of the famous Beverly Hills Hotel, commissioned Sheets to create the large mosaic to welcome visiting guests as they entered the hotel upon exiting their automobiles from the motor court. Because of Sheets partnership with notable hotelier Hernando Courtwright the Millard Sheets artwork installation at 450 N. Rexford Drive appears to satisfy this criterion.

The Millard Sheets artwork installation at 450 N. Rexford Drive is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The type and method of construction for this Millard Sheets designed artwork installation entailed expertise that only masters in their field could have attained. With his design team Sheets created initial sketches of the artwork, then created full-color gouaches, made full-size projections of the approved designs, and selected the correct tile colors. The small, textured glass tiles were hand cut into the perfect shapes, mixing shades to

give the illusion depth, movement, and shadows. They were then pasted onto numbered sections of paper, and then delivered to the site for installation. The tiles were then installed onto the travertine facing of the exterior wall. Set with a base layer of cement the tiles were carefully inlaid and finished with a grout sealer.¹ The meticulous method of construction of this work of art exemplifies outstanding craftsmanship and consummate skill that should be recognized.

The Millard Sheets artwork installation at 450 N. Rexford Drive is individually 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 criterion appears to be satisfied. Artist, craftsman, teacher, lecturer, designer Millard Sheets is listed on the City's List of Master Architects. Sheets was responsible for the design and installation of the large mural that was originally located along the wall of the Beverly Wilshire Hotel's "El Camino Real" motor court and has since been removed and recently re-installed onto the west wall of the City's parking structure located at 450 North Rexford Drive. The Millard Sheets artwork installation at 450 N. Rexford Drive represents the brilliance of Sheets' portfolio of work located within the City of Beverly Hills. This example of Millard Sheets work of art plays an important role as part of Sheets' legacy of as a master artist, designer, and craftsman.

In addition, the Millard Sheets artwork installation at 450 N. Rexford Drive also possesses high artistic and aesthetic value. This artwork installation is an artistic object of noteworthy interest and value in that the artwork echoes patriarchal themes and also expresses local history in its content. Because of the historical content and mastery of design and execution the artwork is highly valued as an aspect of community sentiment and pride not only within the local community but the broader, regional area as well. The artistic value of the artwork installation

¹ Arenson, Adam. "Paying Dividends," *Huntington Frontiers*, March 16, 2012, in *Fall/Winter 2011*.

has also been recognized by prominent artists, architects, and organizations, as well as the local, regional and national media.

The Millard Sheets artwork installation at 450 N. Rexford Drive is individually eligible under "significance" criterion B because the artwork retains integrity from its period of significance. The period of significance of this artwork installation is 1971-1974. Nonetheless, the physical quality of the Millard Sheets designed artwork installation is still intact and visually evident. The artwork installation retains historical integrity of design, materials, setting, workmanship, feeling, and association. Therefore, the artwork installation appears to satisfy this criterion.

The Millard Sheets artwork installation at 450 N. Rexford Drive is individually eligible under "significance" criterion C because the artwork installation has historic value. Because of the design merit, high artistic and aesthetic qualities, and association with master artist Millard Sheets this artwork installation is considered to have significant historic value to the local community, region, and beyond. Therefore, this artwork installation appears to satisfy this criterion.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Millard Sheets artwork installation at 450 N. Rexford Drive, Beverly Hills 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 these artwork installations do not compromise those qualities that justify their landmark listings.

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 Millard Sheets designed artwork installation include but are not limited to their materials (glazed tiles, marble, glass, lead, bronze, concrete, etc.), size and shape, content of design and theme, form, volume, setting, texture, finish, color, transparency in some instances (stained glass), installation method and materials, and visibility.

Section 8. REASONS FOR DESIGNATING THIS ARTWORK INSTALATION BY ARTIST MILLARD SHEETS AS A LANDMARK. The City Council finds that the Millard Sheets artwork installation at 450 N. Rexford Drive meets the criteria for designation as a landmark, and that this artwork installation warrants designation because this artwork installation by Millard Sheets 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 Millard Sheets artwork installation at 450 N. Rexford Drive 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." The Millard Sheets artwork installation at 450 N. Rexford Drive satisfies the requirement of subsection 10-3-3212(A)(2) in that in that it "is directly associated with the lives of significant persons important to national, state, City or local history." Millard Sheets designed artwork was supported by Howard F. Ahmanson, who promoted the ongoing development of the artist's body of work in California particularly. In addition, the Millard Sheets artwork installation at 450 N. Rexford Drive 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." Because of the methods of design, execution, and assembly the artwork installation does embody and physically reflect unique and distinctive methods of construction. And finally, under the requirements of subsection 10-3-3212(A)(4), the Millard Sheets artwork installation at 450 N. Rexford Drive does satisfy this criterion in that the artwork does "represent a notable work of a person included on the City's List of Master Architects." The artwork installation was designed by noted artist and designer Millard Sheets, who is was one of the most recognized and well-respected individuals in his field, and is also included in the City's List of Master Architects. The Millard Sheets artwork installation at 450 N. Rexford Drive also satisfies this criterion for having "high aesthetic value" as it is a masterful works of art with high aesthetic value recognized locally, regionally, and nation-wide for design, artistry, materials, method of execution, and a beautiful sense of composition and sensitive taste. In addition, the artwork installation under review satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to

convey its historical and artistic significance. Further, the Millard Sheets artwork installation at 450 N. Rexford Drive satisfies BHMC 10-3-3212 subsection 10-3-3212(C) and possesses high design merit and exceptional artistic and aesthetic value, and is also the representative work of a master designer who is listed on the City's List of Master Architects.

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 physical boundary of this framed artwork installation located at 450 N. Rexford Drive is delineated by its location and size, which is defined as the west elevation of public parking structure number 5 and measures approximately 15 feet by 31 feet.

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

Section 11. GENERAL PLAN CONSISTENCY. Designation the Millard Sheets artwork installation at 450 N. Rexford Drive as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The City Council hereby designates the artwork installation at 450 N. Rexford Drive Beverly Hills as a local landmark in the City of Beverly Hills and places this

artwork on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 15, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of the Millard Sheets artwork installation at 450 N. Rexford Drive 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 the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Section 15. This Resolution shall go into effect on October 16, 2013 at 12:01 AM

Adopted: October 15, 2013.

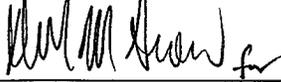
JOHN A. MIRISCH
Mayor of the City of Beverly Hills,
California

ATTEST:

(SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT

JEFFREY C. KOLIN
City Manager



SUSAN HEALY KEENE
Director of Community Development

Exhibit A –Landmark Assessment Report for Millard Sheets Artwork Installations, in the City of Beverly Hills, Prepared by Ostashay & Associates Consulting.

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