



## **Attachment 6**

Cultural Heritage Commission Reports\* and  
Resolutions of Recommendation for the Four Properties

\*Attachments of the Reports and Resolutions are not included under this cover



## City of Beverly Hills

### Planning Division

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

# Cultural Heritage Commission Report

**Meeting Date:** January 8, 2014

**Subject:** Landmark Nomination for inclusion onto Local Register of Historic Resources of Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills.

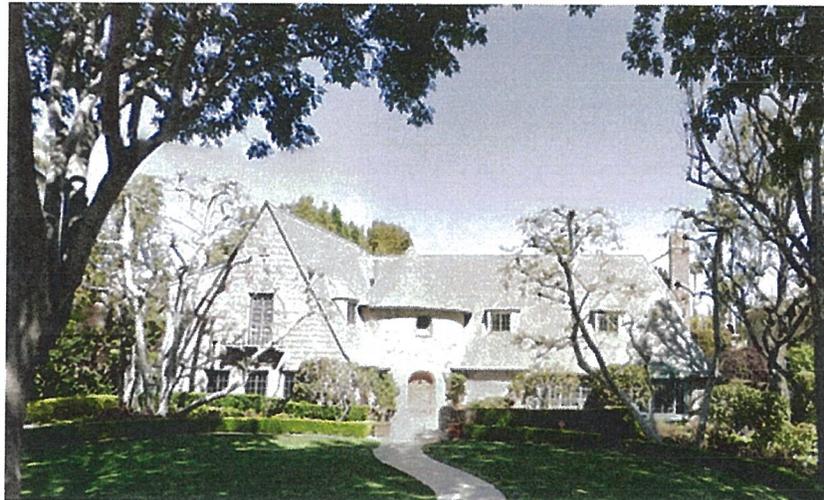
**Recommendation:** Adopt a resolution recommending City Council designate Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills as a Local Landmark.

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## REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Mc Gilvray  
House at 804 N.  
Alpine Drive,  
Beverly Hills by  
Master  
Architect  
Wallace Neff.



## BACKGROUND

At the meeting of October 9, 2013 the Cultural Heritage Commission initiated nomination proceedings for the property at 804 N. Alpine Drive, Beverly Hills to be included on the Local Register of Historic

### Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

### Report Author and Contact Information:

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

Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for 804 N. Alpine Drive for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

#### **PUBLIC NOTICE**

The owners of 804 N. Alpine Drive, Beverly Hills, were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on January 8, 2014. As of the date of this report, no public comments have been received.

#### **ENVIRONMENTAL REVIEW**

Designation of the Mc Gilvray House at 804 N. Alpine 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 804 N. Alpine 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 804 N. Alpine Drive may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating 804 N. Alpine Drive is an action of the City to protect and preserve a historic resource.

#### **GENERAL PLAN CONSISTENCY**

Designation of Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

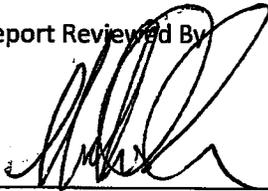
#### **SUMMARY**

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills and forward the recommendation to City Council for approval.

**NEXT STEPS**

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate Mc Gilvray House at 804 N. Alpine Drive, Beverly Hills as a local Landmark.

Report Reviewed By

A handwritten signature in black ink, appearing to read 'W. R. Crouch', written over the text 'Report Reviewed By'.

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William R. Crouch AIA, AICP  
Urban Designer

RESOLUTION NO. CHC 35

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE MCGILVRAY HOUSE AT 804 NORTH ALPINE DRIVE AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On October 9, 2013, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 804 N. Alpine Drive, Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the property at 804 N. Alpine Drive, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On January 8, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for McGilvray House at 804 N. Alpine Drive, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate McGilvray House at 804 N. Alpine Drive, Beverly Hills as a local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4.      **BACKGROUND.**      Constructed in 1927, the McGilvray House is a two-story residence in a French Revival style. The massing of the L-shaped façade, with a circular bay topped by a conical turret at the intersection of the two wings, is immediately recognizable as a signature element of architect Wallace Neff's French vernacular designs. The extremely high-pitched, hipped and gabled roof with shallow eaves is also a Neff hallmark. Hip-roofed dormers project from the slope of the roof midway up its incline. Brick clads the exterior walls of the house while the dormers are sheathed in stucco. The projecting north wing is capped by a steep front gable and contains three, double-casement windows on the lower story and a centered, iron-railed balcony accessed by French doors on the upper level. A cross-shaped vent pierces the gable end. At the south end of the south wing, a projecting bay is topped by a hipped roof. The entry is recessed within an archway, accented by a keystone, which is located in the base of the circular bay. The paneled wood door is also round-headed. Above the entry, a small, recessed window on the second story features bottle glass. Other windows visible on the façade are multi-paned steel casements. A waist-high brick wall, largely hidden by hedges, encloses a patio that spans most of the façade. On the south elevation, a brick chimney, rebuilt and anchored by metal straps, projects high above the roofline. The driveway is located on the north side of the house; both it and the walkway to a gate in the brick wall have been repaved. Landscaping in the front yard consists of a semicircle of grass edged by hedges, with mature trees and plantings in the garden beds closer to the house. A large, two-story addition attached to the north half of the rear elevation and extending nearly to the rear property line is not visible from the street. Although some relatively minor alterations to the primary, street-facing elevation have been made, those portions of the house visible from the public right-of-way are substantially intact, retaining most character-defining design and details.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), McGilvray House at 804 N. Alpine Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

McGilvray House 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 subject property truly exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the French Revival style. Gaining popularity in the late 1920s in the hands of skilled practitioners such as Wallace Neff, the French Revival was one of the several favored "period revival" styles that set the tone for most residential architecture during the 1920s and 1930s. Although less common than the Spanish Colonial, American Colonial, or Tudor Revival styles, the French Revival style was particularly adaptable to the taste for romantic and picturesque architecture that characterized southern California during the era. The McGilvray House represents an iconic example of this architectural fashion. In consideration of eligibility, the property appears to satisfy this criterion.

McGilvray House at 804 N. Alpine Drive Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is a fine example of the French Revival style, designed by one of the architects who defined the idiom, and incorporating most of the features that define the "towered sub-type" of

French Eclectic design.<sup>1</sup> Key features of the French Revival architectural style incorporated in the property include the building's asymmetry and massing, vertical emphasis, roof treatment, materials, fenestration, entry tower, and siting. It was recognized for its quality at the time of its construction through publication in the respected journal, *Architectural Digest*. The McGilvray House, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear almost identical as to when it was built in 1927 and published in 1930. The subject property appears eligible for local landmark designation under this criterion.

McGilvray House at 804 N. Alpine Drive Beverly Hills 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 property is a notable work of Wallace Neff, one of the architects most credited with creating the residential architectural character of Beverly Hills during its "golden age." Included in the City's list of Master Architects, Wallace Neff, like his contemporary Paul Williams, was known as an architect to the stars. He excelled at historical styles, imprinting each genre with his own particular vision. The McGilvray House reflects the Neff imprint through its incorporation of signature features such as a circular entry bay topped by a turret. Furthermore, the property possesses high artistic and aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

McGilvray House at 804 N. Alpine Drive is individually eligible under "significance" criterion B because the building retains integrity from its period of significance. The period of significance for the subject property is 1927, when the property was built. The publicly visible portion of the property, comprising the front setback, west (primary) elevation, and the western ends of the north and south elevations, are

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<sup>1</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990. Pages 386-395.

substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

McGilvray House at 804 N. Alpine Drive is individually eligible under "significance" criterion C because of its unique architecture, historical past, and contribution to the City's architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of McGilvray House at 804 N. Alpine 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 the historic resource do not compromise those qualities that justify the landmark listing.

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 French Vernacular style architecture.

Character-defining features associated with the McGilvray House are those features only on the dwelling dating from original construction in 1927, and property space as seen from the public rights-of-way on North Alpine Drive. Such features include its siting and setback on the east side of North Alpine Drive; the basic L-shaped asymmetrical form of the facade, height, shape, mass and composition of the dwelling as perceived from North Alpine Drive; and physical attributes that define the French Revival architectural style. Those features on the house and publicly visible portions of the property that reflect and define the French Vernacular style include, but are not limited to:

- Complex gabled and hipped roof; steep pitch; conical tower with bracketed eaves; shingled (non-original but compatible) roofing material; slightly upturned, shallow roof eaves; exposed, rounded, rafter tails; hipped dormers; copper gutters; and attic vents in gable ends
- Brick siding; brick chimney (non-original but compatible); brick front patio walls
- Steel and wood, multi-light, casement windows; metal-roofed south bay window; bottle glass window in tower
- Paneled and arched front door and key-stoned surround

- Iron-railed balcony and French doors
- Any original hardware and lighting on the façade
- Publicly visible landscape features, including mature trees

Section 7. REASONS FOR DESIGNATING MCGILVRAY HOUSE AT 804 N. ALPINE DRIVE, AS A LANDMARK. The Cultural Heritage Commission finds that McGilvray House at 804 N. Alpine Drive, meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' 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." The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, and setting of the publicly visible portions of the site together reflect the essence of the French Revival style. And finally, under the requirements of subsection 10-3-3212(A)(4), McGilvray House satisfies this criterion in that it "represents the notable work of a person included on the City's List of Master Architects," the architect Wallace Neff, and "possesses high artistic and aesthetic value" as a fully realized expression of French Revival design. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical

significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of McGilvray House at 804 N. Alpine 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 McGilvray

House would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of McGilvray House may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating McGilvray House is an action of the City to protect and preserve an historic resource.

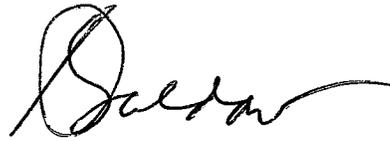
Section 10. GENERAL PLAN CONSISTENCY. Designation of McGilvray House at 804 N. Alpine Drive as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate McGilvray House at 804 N. Alpine Drive as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of McGilvray House at 804 N. Alpine 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 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

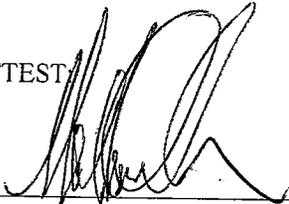
**Adopted: January 8, 2014.**



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RICHARD WALDOW  
Chairperson of the Cultural Heritage  
Commission of the City of Beverly Hills,  
California

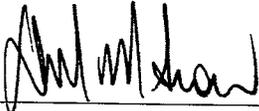
ATTEST



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WILLIAM R. CROUCH  
Secretary

APPROVED AS TO FORM:



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DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:



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WILLIAM R. CROUCH  
Urban Designer

Exhibit A – City Landmark Assessment & Evaluation Report and Attachments.

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 35 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on January 8, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

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



## City of Beverly Hills

Planning Division

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

# Cultural Heritage Commission Report

**Meeting Date:** February 20, 2014

**Subject:** Landmark Nomination for inclusion onto Local Register of Historic Resources of 1000 North Crescent Drive, Beverly Hills

**Recommendation:** Adopt a resolution recommending City Council designate 1000 North Crescent Drive, Beverly Hills as a Local Landmark

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### REPORT SUMMARY

The City's historic consultant, Ostashay & Associates Consulting, has completed a final review of documentation for the Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Rogers – Cohn  
House at 1000 N.  
Crescent Drive,  
Beverly Hills by  
Master Architect  
Robert Farquhar



#### Attachment(s):

1. Peer Review Assessment Memorandum by Ostashay & Associates Consulting
2. City Landmark Assessment and Evaluation Report, December 19, 2013 by Architectural Resources Group
3. DRAFT Resolution of Approval

#### Report Author and Contact Information:

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



## **Cultural Heritage Commission Report**

455 North Rexford Drive

February 20, 2014

### **BACKGROUND**

At the meeting of January 8, 2014 the Cultural Heritage Commission initiated nomination proceedings for the Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay of Ostashay & Associates Consulting, has now completed a full review of documentation for Rogers-Cohn House at 1000 N. Crescent Drive for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

### **PUBLIC NOTICE**

The owner's representative for the property at 1000 N. Crescent Drive, Beverly Hills, was notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on February 20, 2014. As of the publication of this report, no public comments have been received.

### **ENVIRONMENTAL REVIEW**

Designation of the Rogers-Cohn House at 1000 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 the Rogers-Cohn House at 1000 N. Crescent 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 the Rogers-Cohn House at 1000 N. Crescent Drive may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Rogers-Cohn House at 1000 N. Crescent Drive is an action of the City to protect and preserve a historic resource.

### **GENERAL PLAN CONSISTENCY**

Designation of the Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

### **SUMMARY**

It is recommended that the Cultural Heritage Commission approve the Local Landmark Nomination for the Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills and forward the recommendation to City Council for approval.

### **NEXT STEPS**

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Rogers-Cohn House at 1000 N. Crescent Drive, Beverly Hills as a local Landmark.

RESOLUTION NO. CHC 37

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE HARRY COHN ESTATE AT 1000 NORTH CRESCENT DRIVE AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On January 8, 2014, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 1000 N. Crescent Drive, Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the property at 1000 N. Crescent Drive, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On February 20, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for Harry Cohn Estate at 1000 N. Crescent Drive, Beverly Hills prepared by Architectural Resources Group incorporated herein as Exhibit A, the Peer Review Assessment Memorandum of Architectural Resources Group's *City Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay & Associates Consulting incorporated herein as Exhibit B, and other evidence provided during the proceedings and observations and moved to nominate Harry Cohn Estate at 1000 N. Crescent Drive, Beverly Hills as a local Landmark. The Commission based its action on the

findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Architectural Resources Group, the Peer Review Assessment Memorandum by Jan Ostashay of Ostashay & Associates Consulting, and other evidence.

Section 4.      **BACKGROUND.**      The Harry Cohn Estate at 1000 North Crescent Drive was constructed in 1927, during the height of single-family residential development in Beverly Hills. Designed by renowned architect Robert D. Farquhar for bank executive Robert I. Rogers, the house is located in the affluent neighborhood in the foothills north of Sunset Boulevard. Like many other local houses from this time period, the Harry Cohn Estate reflects the use of a Period Revival style, in this case Mediterranean Revival, on a grand scale appropriate to its setting and the size of its lot, which encompasses nearly two acres. Later owners of the house included Columbia Studios head Harry Cohn, who resided in the house from 1946 to 1958, during the height of his professional career. The house was altered and added onto multiple times between 1938 and 1995, but retains much of its original historic character from its period of significance and is an excellent example of a Mediterranean Revival-style estate from the 1920s.

The Harry Cohn Estate is located at the northeast corner of North Crescent Drive and Lexington Road on Lots 27 and 28 of the Beverly Hills tract (APN 4348-008-012). According to the Los Angeles County Assessor's map, the property measures approximately 222 feet along the southwest side (Crescent, on which the main house fronts), 318 feet along the southeast side (Lexington), 302 feet along the northeast property line, and 239 feet along the northwest property line, encompassing approximately one and three-quarter acres. The house's primary (west) elevation, which is set well back from the street, fronts southwesterly onto North Crescent Drive. The property is located within a fully developed residential neighborhood featuring curvilinear streets, mature street trees, and very large lots dating to the

initial subdivision of what would become Beverly Hills in 1906. The majority of the houses in the neighborhood are large mansions dating from the 1920s to the 1950s.

In addition to the main house, the property contains a two-story garage with apartments on the second floor; a one-and-a-half story guest house; a one-story laundry building; an incinerator; a swimming pool with poolhouse; a tennis court; a carport; a small greenhouse; and fully landscaped grounds including lawns, mature trees, terraces, patios, fountains, walkways, and flagstone driveways. The ancillary buildings, including the guest house, garage, and laundry building, are generally clustered at the southeast corner of the property with access from Lexington Road. The entire property is surrounded by an original concrete wall topped by an iron fence and a tall hedge; the circular driveway at Crescent Drive has two gates, both flanked by decorative sandstone pedestals supporting original wrought iron gates. A secondary driveway is located at Lexington Drive and features a non-original metal gate. The house is an L-shaped, two-story, single-family residence with basement built in the Mediterranean Revival style in 1927. It is an unreinforced masonry building set on a concrete foundation and has a smooth stucco finish, with stone quoins and window/door surrounds on its main north/south-oriented wing. Its east/west-oriented north wing, which gives the house its L shape, does not have stone ornamentation and in general has a less formal, Spanish Colonial Revival style in contrast to the main volume, which has design influences of the Italian Renaissance. A hexagonal stair tower and a short covered balcony sit at the junction between the two wings. Two large additions, one at the northeasterly corner of the building and another at its southern end, were constructed in 1992 and 1994, respectively, and were also designed in a Mediterranean Revival style.

The entire house has low-pitched, slightly overhanging hipped roofs clad in red clay tile; the north wing features a Mission barrel pan tile while the main volume of the house features a flat Roman pan tile, a subtle design decision that further differentiates the two wings. Almost all of the building's windows

and doors are steel single-light casements representing replacements of the original wood multi-light casements, but most of their openings (including all on the primary façade) are original to the building. The primary entrance features a replacement steel and glass door, while secondary entrances are a combination of original wood French doors and replacement fully-glazed steel doors. Decorative accents in addition to the stone quoins and surrounds include wrought-iron balconette and balcony railings, wood shutters, and a weathervane atop the stair tower.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), Harry Cohn Estate at 1000 N. Crescent Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

Harry Cohn Estate 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 Harry Cohn Estate was constructed in 1927, during the height of the City's post-annexation residential development. It joined other 1920s mansions owned by movie stars, executives, and magnates in the elite estate neighborhood north of Sunset Boulevard, and remains an excellent illustration of this period of development. Grand, multi-acre estates with opulent Period Revival mansions like the Harry Cohn Estate are the building type most closely associated with the city of Beverly Hills as both a literal and figurative place. Because of its direct exemplification of the 1920s architectural development of Beverly Hills, the property is recommended eligible to the City of Beverly Hills Register of Historic Properties under Criterion 1. Under this criterion, the property's period of significance is 1927, corresponding with its original date of construction.

Harry Cohn Estate at 1000 N. Crescent Drive Beverly Hills 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 Harry Cohn Estate was built for bank executive Robert I. Rogers in 1927. While Rogers appears to have been a significant individual important in the local community, he was retired by the time he lived in the house and did not reside there during his period of greatest productivity. However, the property was later owned and occupied by another significant person, Columbia Pictures president Harry Cohn, from 1946 to 1958. Cohn was an autocratic executive, maintaining control over all aspects of his studio's production choices and business practices in an era when many film studios were beginning to expand to include levels upon levels of executive decision-makers. Columbia Pictures released over 1,200 films and television programs between 1946 and 1958 alone, including Academy Awards Best Picture nominees *All the King's Men* (1949), *Born Yesterday* (1950), *The Caine Mutiny* (1954), and *Picnic* (1955) and Best Picture winners *From Here to Eternity* (1953), *On the Waterfront* (1954), and *The Bridge on the River Kwai* (1957). Cohn treated his house as an extension of his office, and he made frequent business calls from his dinner table via two phone lines that were connected to the Columbia Pictures switchboard. Among his modifications to the house was the construction of a basement-level screening room in which he and his colleagues viewed Columbia screen tests and dailies, creating an even more direct and tangible link between his home and his workplace. Columbia Pictures paid for this addition to the house, as described in a 1950 lawsuit in which a judge ruled the \$129,000 addition was necessary to the performance of Cohn's duties. Cohn had a major impact on the development of the movie industry, and lived in the house at 1000 North Crescent Drive for 12 years, during the height of his career. As a result, the property is recommended eligible to the City of Beverly Hills Register of Historic Properties under Criterion 2. Under this criterion, the property's period of significance is 1946-1958, corresponding with Harry Cohn's period of occupation.

Harry Cohn Estate at 1000 N. Crescent Drive Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The Harry Cohn Estate is an excellent example of the Mediterranean Revival architectural style, and appropriately incorporates elements of both the Italian Renaissance Revival and Spanish Colonial Revival styles popular in the 1920s. Although it has experienced some alterations, most of them have been restricted to the rear and sides of the house and its primary façade appears almost identical to its original appearance. The house exhibits key features of the Mediterranean Revival style, including a simple plan, two-story height, symmetrical façade, central entrance bay, stucco and stone cladding, hipped red clay tile roof, wrought-iron ornamentation, stone door and window surrounds, and setting in a lush landscape. As an intact embodiment of the distinctive characteristics of the Mediterranean Revival style, the property is recommended eligible to the City of Beverly Hills Register of Historic Properties under Criterion 3. Under this criterion, the property's period of significance is 1927, corresponding with its original date of construction.

Harry Cohn Estate at 1000 N. Crescent Drive Beverly Hills 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.* The Harry Cohn Estate was designed by master architect Robert D. Farquhar in 1927. During the course of his career, which was at its height during the 1920s, Farquhar designed dozens of residential and institutional buildings. Most were in sophisticated Period Revival styles reflecting his Beaux Arts background, with notable examples including the 1906 Fenyes Mansion in Pasadena, the 1928-1929 William Andrews Clark Memorial Library in the West Adams neighborhood of Los Angeles; and the 1929-1930 California Club in downtown Los Angeles. Later in his career, Farquhar worked on the design of the Pentagon (1941) in collaboration with other architects. Because of his significant contributions to the high-style residential and institutional built environment of Southern California from the 1910s to the 1930s, Farquhar is recognized on the City of

Beverly Hills' List of Master Architects. The Harry Cohn Estate is an important part of his body of work, and the property exhibits high quality of design that causes it to possess high aesthetic value. In addition to the original house and garage designs, Farquhar designed all of the additions and alterations to the property between 1927 and 1946. The property is recommended eligible to the City of Beverly Hills Register of Historic Properties under Criterion 4. Under this criterion, the property's period of significance is 1927-1946, corresponding with the time period during which Farquhar was the sole architect contributing to its design and construction.

Harry Cohn Estate at 1000 N. Crescent Drive is individually eligible under "significance" criterion B because the building retains integrity from its period of significance. The Harry Cohn Estate has experienced alterations over the years, but they have either been constructed during the property's proposed period of significance, sympathetic to its historic character, or restricted to the rear and side elevations of the building. As discussed above, the property has three periods of significance. For its association with Beverly Hills residential development and its embodiment of the Mediterranean Revival architectural style, its period of significance is its construction date of 1927. For its association with Columbia Pictures head Harry Cohn, the property's period of significance is 1946-1958, corresponding with the dates of Cohn's occupation. For its representation of the work of master architect Robert D. Farquhar, its period of significance is 1927- 1946, corresponding with the original date of construction and including later alterations also designed by Farquhar. The property retains its physical integrity from all three periods of significance, including integrity of location, design, setting, materials, workmanship, feeling, and association. Its architectural style and historical significance are clearly visible and interpretable, and its setting has not appreciably changed since the neighborhood was subdivided. As a result, the property meets the City of Beverly Hills integrity criteria.

Harry Cohn Estate at 1000 N. Crescent Drive is individually eligible under "significance" criterion C because of its unique architecture, historical past, and contribution to the City's architectural heritage the property is considered to have historic value. The Harry Cohn Estate is of significant historic value to the community of Beverly Hills due to its embodiment of a particular architectural style, association with studio head Harry Cohn, representation of the work of master architect Robert D. Farquhar, and its retention of integrity.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Harry Cohn Estate at 1000 N. Crescent 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 the historic resource do not compromise those qualities that justify the landmark listing.

The character-defining features of the Harry Cohn Estate are related to its setting and to its Mediterranean Revival style and include: Location in a residential neighborhood of large single-family houses on large lots; Large, sloping lot; Overall site plan, including the orientation of the primary building toward Crescent Drive and cluster of ancillary buildings at the southeast corner of the property; Ancillary buildings (guest house, garage/guest house, and laundry building) dating to one or more periods of significance; Mature landscaping, including pine trees; Circulation pattern of a circular driveway with two entrances off Crescent Drive and service driveway off Lexington Road; Hardscaping, including stone driveway, historic retaining walls and terraces; Perimeter wall and iron gates; General shape, volume, scale, and massing of main house; Overall Mediterranean Revival style; Symmetrical façade with central

entry bay; Low-pitched hipped roofs with red clay tiles (Roman flat pan and Mission barrel pan); Fenestration pattern and window/door openings; Finishes of smooth stucco on main and north wings; Stone quoins/surrounds on main wing; Exposed brick in window and door openings on north wing; Elaborate main entry door surround; Hexagonal stair tower; Original wrought-iron balconettes; Extant original doors and windows in north wing (wood multi-light casements and French doors); Window shutters; and Rear rounded loggia.

With regard to the primary street facing façade, the extant carport structure on the west end of the northern wing of the residence and the western wall of the northern wing which the carport adjoins are not considered to be part of the character defining features of the residence.

Section 7. REASONS FOR DESIGNATING HARRY COHN ESTATE AT 1000 N. CRESCENT DRIVE AS A LANDMARK. The Cultural Heritage Commission finds that Harry Cohn Estate at 1000 N. Crescent Drive meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' 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." The subject property directly exemplifies elements of a unique period and architectural style in the City's architectural history during the height of the City's post-annexation residential development. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The Harry Cohn Estate is an excellent

example of the Mediterranean Revival architectural style, and appropriately incorporates elements of both the Italian Renaissance Revival and Spanish Colonial Revival styles popular in the 1920s. And finally, under the requirements of subsection 10-3-3212(A)(4), Harry Cohn Estate satisfies this criterion in that it “represents the notable work of a person included on the City’s List of Master Architects,” the architect Robert D. Farquhar, as an important part of his body of work, and the property exhibits high quality of design that causes it to “possess high aesthetic value.” The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE . The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly

Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of Harry Cohn Estate at 1000 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 Harry Cohn Estate 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 Harry Cohn Estate may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Harry Cohn Estate is an action of the City to protect and preserve an historic resource.

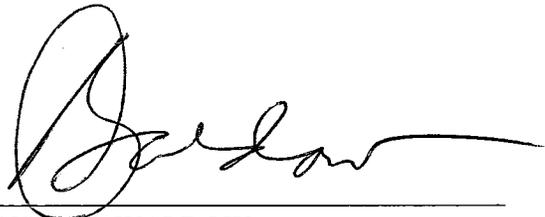
Section 10. GENERAL PLAN CONSISTENCY. Designation of Harry Cohn Estate at 1000 N. Crescent Drive as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate Harry Cohn Estate at 1000 N. Crescent Drive as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of Harry Cohn Estate at 1000 N. Crescent 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.

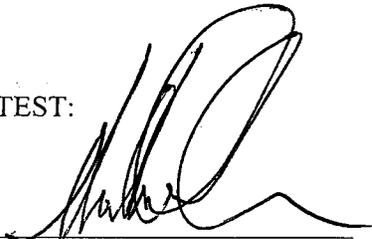
Section 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

**Adopted: February 20, 2014.**



RICHARD WALDOW  
Chairperson of the Cultural Heritage  
Commission of the City of Beverly Hills,  
California

ATTEST:



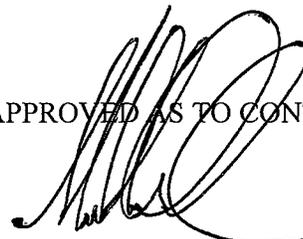
WILLIAM R. CROUCH  
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH  
Urban Designer

Exhibit A – City Landmark Assessment & Evaluation Report and Attachments by Architectural Resources Group

Exhibit B – Peer Review Assessment Memorandum by Ostashay and Associates

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 37 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on February 20, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

NOES:           None.

ABSTAIN:       None.

ABSENT:        None.

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



## City of Beverly Hills

Planning Division

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

# Cultural Heritage Commission Report

**Meeting Date:** January 8, 2014

**Subject:** Amended Resolution for Nomination onto Local Register of Historic Properties for the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills.

**Recommendation:** Adopt a resolution recommending City Council designate the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills as a local Landmark, with a revised list of character defining features, and rescinding previously adopted Resolution No. 6.

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### REPORT SUMMARY

At the November 6, 2012 meeting of the Cultural Heritage Commission Resolution No. 6, a copy of which is attached, was approved by the Commission for the nomination onto Local Register of Historic Properties of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills. Subsequent to the Commission meeting a letter was received from Attorneys at Law, Allen Matkins Leck Gamble & Natsis LLC., representing the property owner, BW Hotel, LLC., (BHWL) seeking clarification of the listed character defining features for both exterior and interior publically accessible spaces included in the approved resolution. Particular concern was expressed regarding interior features in the public lobby areas.

Beverly Wilshire Hotel  
9528 Wilshire Blvd., Beverly Hills.



#### Attachment(s):

1. Amended Resolution and Exhibits A and B
2. Resolution No. 6

#### Report Author and Contact Information:

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

The matter was brought back to the Cultural Heritage Commission for further review at the meeting of October 9, 2013 and since that time staff has continued working with the owner's legal representatives and historic consultant, Peyton Hall of Historic Resources Group, to provide the required clarification of exterior and interior character defining features associated with this historic resource and that would in the future require approval or a certificate of appropriateness prior to any work affecting these features being commenced.

Following a site inspection with Mr. Peyton Hall, and subsequent meetings with the owner's legal representatives, the City Attorney's Office and city staff, an agreed list of character defining features, which relate only to the North Building of the hotel complex and not the south building, as follows:

#### Exterior Features

- a) the Second Renaissance Revival architectural style;
- b) the footprint, height, mass and proportions, and "E" shaped configuration;
- c) the three part composition with the first floor being the "base," second through seventh stories being the "shaft," and the eighth floor being the "capital;"
- d) the basic forms and features on the three public elevations that are defined as the northern (front), eastern (side), and western (side) elevations;
- e) the building materials such as steel-reinforced concrete, brick and terra cotta;
- f) the classical details of the building's "base" level including engaged columns with decorative capitals, interim arches, corbel-like keystones, embellished relief work (i.e. shields, medallions, swags, swirling foliage, etc.), entablature, paneled balustrade, centered grand entrance into the hotel, free-standing fluted columns, barrel-vaulted vestibule, bronzed-framed glazed entry doors;
- g) the classical details of the "shaft" part of the building including terra cotta quoining, multi-hued brick, fenestration (i.e. size, shape, location, material, and type), fire escapes, segmental arches, bay configuration, frieze, stringcourses, balustrade balconets;
- h) the classical details of the building's "capital" level including terra cotta cladding, round-headed shape window openings, fenestration (i.e. material, location, type, size, and shape), lion keystone elements, molded archivolt, leaf pattered frieze studded with medallions, denticulated entablatures, bracketed cornice, cantoned corners, arched openings, paneled pilasters;

#### Interior Features

The Designated Characteristics of the interior of the North Building justifying landmark designation and that should be preserved, as described in the HRG Memo are limited to the following:

- a) the remaining volume of the two-story central core of the first floor interior lobby space with original column configurations and multiple over-looking balconies, including (1) original bronze elevator doors with circular floor markers over entries in the lobby and mezzanine level, (2) original bronze mail boxes and mail shafts wall mounted between elevators, (3) original bronze stair newels on the mezzanine level, (4) original coffered ceiling concealed above the more recent dropped ceiling where remaining, and (5) original Tennessee marble floor where remaining. The Designated Characteristics of the interior of

the North Building do not include existing non-original materials and finishes on walls, columns, railings, ceiling, and floor.

Accordingly an amended resolution for the nomination of the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills onto the Local Register of Historic Properties has been prepared for the Commission.

#### **PUBLIC NOTICE**

As required by the City's Historic Preservation Ordinance, legal counsel for the owners of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills were notified that the Cultural Heritage Commission would consider recommending designation of the Beverly Wilshire Hotel as a local historic landmark on January 8, 2014. As of the date of this report, no public comments have been received.

#### **ENVIRONMENTAL REVIEW**

Designation of the North Building of the Beverly Wilshire Hotel, 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 Beverly Wilshire Hotel would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Beverly Wilshire Hotel may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the North Building of the Beverly Wilshire Hotel is an action of the City to protect and preserve a historic resource.

#### **GENERAL PLAN CONSISTENCY**

Designation of the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills, as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

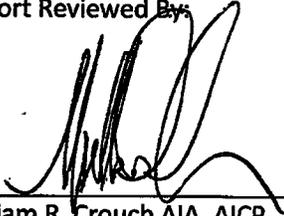
#### **RECOMMENDATION**

It is recommended that the Cultural Heritage Commission adopt a subsequent resolution incorporating a revised list of character defining features and forward a recommendation to City Council designating the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills as a local Landmark.

#### **NEXT STEPS**

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendations to designate the North Building of the Beverly Wilshire Hotel at 9528 Wilshire Blvd., Beverly Hills as a local Landmark.

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'W. R. Crouch', written over a horizontal line.

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William R. Crouch AIA, AICP  
Urban Designer

## RESOLUTION NO. 26

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RESCINDING AND REPLACING RESOLUTION NO. 6 AND RECOMMENDING THE CITY COUNCIL DESIGNATE THE NORTH BUILDING OF THE BEVERLY WILSHIRE HOTEL AT 9528 WILSHIRE BOULEVARD AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the National Register Landmarked Beverly Wilshire Hotel located at 9528 Wilshire Blvd, Beverly Hills pursuant to section 10-3-3215 A. of the Ordinance, and concluded that Beverly Wilshire Hotel warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On October 9, 2012 The Cultural Heritage Commission considered a *Landmark Assessment Confirmation Review* for Beverly Wilshire Hotel which was prepared by Jan Ostashay of Ostashay and Associates Consulting and is incorporated herein as Exhibit A (the "Review"), and other evidence provided during the proceedings and observations and moved to nominate Beverly Wilshire Hotel as a Local Landmark. The Commission adopted Resolution

No. 6 recommending that the City Council designate the Beverly Wilshire Hotel, basing its action on the findings of fact and reasons listed in the Review and other evidence.

Section 4. On January 8, 2014, the Cultural Heritage Commission considered a staff report and this resolution incorporating an amended list of character defining features in response to a request by the property owner to further clarify the list of character defining features included in the designation. The amended list of character defining features is set forth in the *Memo: Beverly Wilshire, A Four Seasons Hotel, Character Defining Features* by Historic Resources Group, LLC, incorporated herein as Exhibit B (the "HRG Memo").

Section 5. BACKGROUND. The Beverly Wilshire Hotel, located at 9528 Wilshire Boulevard, occupies an entire block on the south side of Wilshire Boulevard, between Rodeo and El Camino drives in Beverly Hills (the "Property"). The Property is comprised of two distinct buildings. One building fronts on Wilshire Boulevard and is a nine-story E-shaped building designed by Los Angeles based architects Walker and Eisen in the Second Renaissance Revival style and completed in 1928 (the "North Building"). The North Building is constructed of steel-reinforced concrete construction and is finished with brick and terra cotta. With its gracious proportions, dignified styling, and the embellished classicism of the street level arcade and topmost floors, the architecture of the exterior of the North Building successfully conveys an image of the building's function, urbanity, and refinement. This fact remains, despite some alterations, most notably, the 1971 addition of a second building on the Property to the south of the North Building (the "South Building") and a pedestrian bridge which connects the rear of the North Building to the South Building and the 1971 modification of a few street level openings in

the North Building. These changes, however, are outweighed by the integrity of the overall design, materials, setting of the North Building and its potent evocation of the North Building's historic role as one of the cornerstones of the legend of Beverly Hills. Substantially intact, the North Building continues to be a dominant physical presence on Wilshire Boulevard in Beverly Hills. It marks the border between the commercial and residential districts of the community and is the entry focal point for Rodeo Drive, one of the most well-known retail shopping streets in the world.

As the first major hotel to be constructed in the rapidly growing community of Beverly Hills since 1912 (after the construction of the Beverly Hills Hotel), the North Building of the Beverly Wilshire Hotel is representative of the quality of commercial architecture built in the city during its prime period of development. Associated with one of the city's most influential citizens, construction of the hotel began in 1927 for Walter G. McCarty, a real estate developer who once owned a quarter of the city. Designed by the eminent Southern California architectural firm of Walker and Eisen, the hotel thoroughly incorporates the design elements of the Second Renaissance Revival style. Completed in 1928, the North Building is the most prominent example of this noted firm's work in Beverly Hills. Within the City of Beverly Hills, it was one of the first major buildings to be constructed along Wilshire Boulevard, and acted as an anchor for that street's commercial development. From its inception, the hotel has catered to many notables, including film stars, wealthy business and social luminaries, as well as visiting royalty.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32 ), the North Building satisfies the necessary requirements for local landmark designation based on certain designated

characteristics described in greater detail in Section 7 below (the "Designated Characteristics"). The North Building is eligible under "significance" criterion A.1 of the Ordinance, because it is associated with the early social history and commercial development of the community as it served as a key hostelry for visitors to the City during the first half of the twentieth century. It is also noted for its role in the architectural history of the City. The North Building satisfies "significance" criterion A.2, as it is directly associated with Walter G. McCarty, a person instrumental in the early growth and development of Beverly Hills. The North Building is also eligible under "significance" criterion A.3, for its distinctive Second Renaissance Revival characteristics that define this architectural style. In addition, it is eligible for local landmark listing under "significance" criterion A.4, as it was designed by the architecture firm of Walker and Eisen, who are considered master architects. Finally, the North Building also satisfies "significance" criterion A.6, because the North Building has been formally listed on the National Register of Historic Places. The exterior of the North Building retains sufficient historical integrity from its period of significance (1928 to 1940), and possesses exceptional significant architectural value to the community.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. The Designated Characteristics of the North Building that justify its listing as a landmark 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 a historic property do not

compromise those qualities that justify its listing as a landmark. In addition, the National Register of Historic Places Registration Form (the "National Register Form") which is included in Exhibit "A" identifies certain physical characteristics that represent the North Building's historical significance for listing on the National Register of Historic Places. These characteristics have been further clarified in the HRG Memo. The Designated Characteristics of the exterior of the North Building justifying landmark designation and that should be preserved, as described in the National Register form and the HRG Memo, are limited to the following:

- a) the Second Renaissance Revival architectural style;
- b) the footprint, height, mass and proportions, and "E" shaped configuration;
- c) the three part composition with the first floor being the "base," second through seventh stories being the "shaft," and the eighth floor being the "capital;"
- d) the basic forms and features on the three public elevations that are defined as the northern (front), eastern (side), and western (side) elevations;
- e) the building materials such as steel-reinforced concrete, brick and terra cotta;
- f) the classical details of the building's "base" level including engaged columns with decorative capitals, interim arches, corbel-like keystones, embellished relief work (i.e. shields, medallions, swags, swirling foliage, etc.), entablature, paneled balustrade, centered grand entrance into the hotel, free-standing fluted columns, barrel-vaulted vestibule, bronzed-framed glazed entry doors;
- g) the classical details of the "shaft" part of the building including terra cotta quoining, multi-hued brick, fenestration (i.e. size, shape, location, material, and type), fire escapes, segmental arches, bay configuration, frieze, stringcourses, balustrade balconets;

- h) the classical details of the building's "capital" level including terra cotta cladding, round-headed shape window openings, fenestration (i.e. material, location, type, size, and shape), lion keystone elements, molded archivolt, leaf patterned frieze studded with medallions, denticulated entablatures, bracketed cornice, cantoned corners, arched openings, paneled pilasters;

The Designated Characteristics of the interior of the North Building justifying landmark designation and that should be preserved, as described in the HRG Memo are limited to the following:

- a) the remaining volume of the two-story central core of the first floor interior lobby space with original column configurations and multiple over-looking balconies, including (1) original bronze elevator doors with circular floor markers over entries in the lobby and mezzanine level, (2) original bronze mail boxes and mail shafts wall mounted between elevators, (3) original bronze stair newels on the mezzanine level, (4) original coffered ceiling concealed above the more recent dropped ceiling where remaining, and (5) original Tennessee marble floor where remaining. The Designated Characteristics of the interior of the North Building do not include existing non-original materials and finishes on walls, columns, railings, ceiling, and floor.

Section 8. REASONS FOR DESIGNATING THE NORTH BUILDING OF THE BEVERLY WILSHIRE HOTEL A LANDMARK. The Cultural Heritage Commission finds that the Designated Characteristics of the North Building meet the criteria for designation of the North Building as a landmark and the North Building warrants designation because it is associated with the early social history and commercial development of the community as it

served as a key hotel for visitors to the City during the first half of the twentieth century, and because of its role in the architectural history of Beverly Hills, because it is directly associated with Walter G. McCarty, a person instrumental in the early growth and development of City, because it embodies the distinctive characteristics of the Second Renaissance Revival architectural style, and represents the work of important creative individuals who together are recognized as the master architectural firm of Walker and Eisen, and because it has been formally listed on the National Register of Historic Places. Each of the foregoing reasons supports the conclusion that designating the North Building of the Beverly Wilshire Hotel 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 by reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to a historic 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 the 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. Pursuant to the Historic Preservation Ordinance of the City of Beverly Hills, any changes proposed to the Designated Characteristics of the North Building will be subject to review by City Staff and the Cultural Heritage Commission as appropriate for compliance with the SOI Standards and Guidelines.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the North Building of the Beverly Wilshire Hotel located at 9528 Wilshire Blvd, 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 North Building of the Beverly Wilshire Hotel would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the North Building of the Beverly Wilshire Hotel may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the North Building of the Beverly Wilshire Hotel is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the North Building of the Beverly Wilshire Hotel 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.

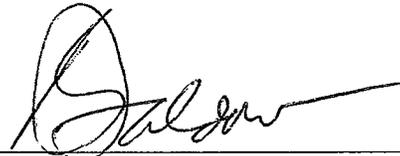
Section 12. The Cultural Heritage Commission hereby rescinds the previously adopted Resolution No. 6, and replaces that resolution with this Resolution.

Section 13. The Cultural Heritage Commission hereby recommends that the City Council adopt a subsequent resolution to designate the North Building of the Beverly Wilshire Hotel as a local landmark in the City of Beverly Hills and place the North Building of the Beverly Wilshire Hotel on the City of Beverly Hills Local Register of Historic Properties.

Section 14. The record of proceedings for designation of the North Building of the Beverly Wilshire Hotel 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.

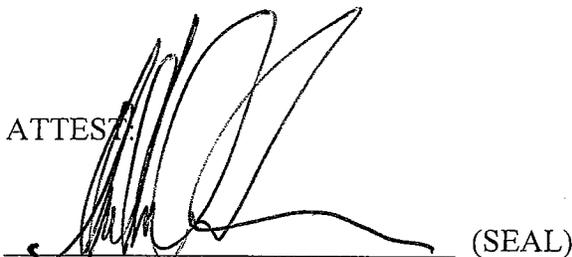
Section 15. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

**Adopted:** January 8, 2014.



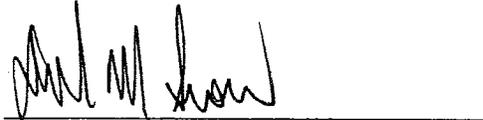
RICHARD WALDOW  
Chairperson of the Cultural Heritage  
Commission of the City of Beverly Hills,  
California

ATTEST:



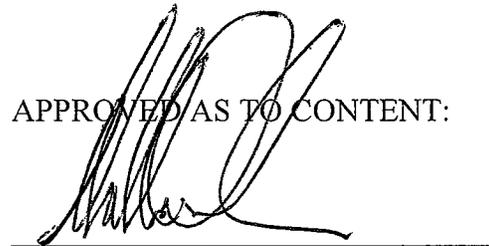
(SEAL)  
WILLIAM R. CROUCH  
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH  
Urban Designer

Exhibit A –Landmark Assessment Confirmation Review: Beverly Wilshire Hotel, 9528 Wilshire Boulevard, Beverly Hills, CA, dated October 3, 2012, and prepared by Ostashay & Associates Consulting.

Exhibit B – Memo: Beverly Wilshire, A Four Seasons Hotel, Character-Defining Features, dated October 3, 2013, and prepared by Historic Resources Group, LLC.

1673766.3

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

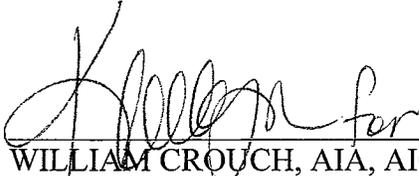
I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 26 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on January 8, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

NOES:           None.

ABSTAIN:       None.

ABSENT:        None.

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



City of Beverly Hills

Planning Division

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

## Cultural Heritage Commission Report

**Meeting Date:** February 20, 2014

**Subject:** Landmark Nomination for inclusion onto Local Register of Historic Properties of 620 North Sierra Drive, Beverly Hills

**Recommendation:** Adopt a resolution recommending City Council designate the property at 620 North Sierra Drive, Beverly Hills as a Local Landmark

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### REPORT SUMMARY

The City's historic consultant, Ostashay and Associates Consulting, has completed a final review of documentation for 620 North Sierra Drive, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate 620 N. Sierra Drive, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

French  
Provincial  
Residence at  
620 N. Sierra  
Drive by  
Master  
Architect  
Marshall P.  
Wilkinson



Attachment(s):

1. *City Landmark Assessment and Evaluation Report*, Ostashay & Associates Consulting
2. DRAFT Resolution of Approval

Report Author and Contact Information:

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



## **Cultural Heritage Commission Report**

455 North Rexford Drive

February 20, 2014

### **BACKGROUND**

At the meeting of January 8, 2014 the Cultural Heritage Commission initiated nomination proceedings for the property at 620 N. Sierra Drive, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Ostashay and Associates Consulting, has now completed a full review of documentation for 620 N. Sierra Drive for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

### **PUBLIC NOTICE**

The owners of 620 N. Sierra Drive, Beverly Hills, were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on February 20, 2014. As of the publication of this report, no public comments have been received.

### **ENVIRONMENTAL REVIEW**

Designation of the property at 620 N. Sierra 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 620 N. Sierra 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 620 N. Sierra Drive may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating 620 N. Sierra Drive is an action of the City to protect and preserve a historic resource.

### **GENERAL PLAN CONSISTENCY**

Designation of 620 N. Sierra Drive, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

### **SUMMARY**

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for 620 N. Sierra Drive, Beverly Hills and forward the recommendation to City Council for approval.

### **NEXT STEPS**

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate 620 N. Sierra Drive, Beverly Hills as a local Landmark.

RESOLUTION NO. CHC 38

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE SLAVIN HOUSE AT 620 NORTH SIERRA DRIVE AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On January 8, 2014, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 620 N. Sierra Drive, Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the property at 620 N. Sierra Drive, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On February 20, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for Slavin House at 620 N. Sierra Drive, Beverly Hills prepared by Ostashay & Associates Consulting incorporated herein as Exhibit A and other evidence provided during the proceedings and observations and moved to nominate Slavin House at 620 N. Sierra Drive, Beverly Hills as a local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Ostashay & Associates Consulting, and other evidence.

Section 4.      **BACKGROUND.**      Constructed in 1936, the Slavin House is a two-story residence showcasing a simplified 1930s interpretation of the French Revival style. An example of the asymmetrical subtype of the style, the building has an irregular, rectangular plan. The stylistic signature of a high, hipped roof crowns the main volume, flanked by lower, hipped roofs over a projecting south wing and an attached north porte cochere (or carport). Plain, semicircular pediments top second story windows on all elevations, breaking through the shallow eaves. A simple molding marks the eave line. Slate tile shingles cover the roof. As viewed from North Sierra Drive, the lower story is veneered in red brick laid in running bond, while the upper is sheathed with wide, drop siding; other elevations are not visible. A stringcourse separates the stories. The central portion of the façade contains three bays, defined by the fenestration. On the first floor, the northern two full-height openings with segmentally arched heads contain eight-light, paired casement windows set above paneled spandrel panels and topped by arched, four-light transoms. Shutters flank the openings, which are punctuated with keystones. Header bricks outline the apertures. The southernmost opening, similarly segmentally arched, contains a recessed entry. A flat-headed, paneled wood door is capped by an arched transom. Paneling also characterizes the reveal of the entry recess. Built of cast stone according to the Los Angeles County Assessor's records, the arched entry surround is accented by a keystone. To each side of the entry, deeply recessed "bulls eye" windows are circled by header bricks. On axis with the lower story openings, the second story windows are also doubled, eight-light casements. The projecting south wing is one-story in height and features a centered, multi-light, flat-roofed, canted bay window. Just visible above the south wing, a brick chimney is attached to the south elevation. The porte cochere on the north side of the house is also one-story in height and set flush with the rest of the façade; this feature may have originally been a pass-through to the garage at the rear of the property which has now been partially enclosed. Side and rear elevations of the house are completely obscured by vegetation and fences. The lavishly landscaped front is enclosed by a non-original, low fence with square newel posts and circular pickets, and the pathway to the front stoop, which

is elevated two steps above ground level, has been repaved. At the rear of the property, a whitewashed brick wall and one-and-a-half story garage line the alley frontage. The garage, which features two, segmentally arched upper story windows that rise through the cornice of the hipped roof, contains a non-original garage door. Other than the complementary landscaping and hardscape, no significant alterations to the primary, street-facing elevation have been made, leaving all of its character-defining design and details intact.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), Slavin House at 620 N. Sierra Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

Slavin House 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 subject property truly exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the French Revival style. Gaining popularity in the late 1920s, the French Revival was one of the several favored "period revival" styles that set the tone for most residential architecture during the 1920s and 1930s. Although less common than the Spanish Colonial, American Colonial, or Tudor Revival styles, the French Revival style was particularly adaptable to the taste for romantic and picturesque architecture that characterized southern California in the 1920s. The Slavin House represents a later, more mature expression of the idiom, when a preference for modernity and sophistication tamed some of the more fanciful tendencies of the 1920s. Similar evolutions characterized other revival styles of the period. This late flowering of the French Revival found favor in Beverly Hills in both residential and commercial

architecture, as the City's image gained a certain cachet. In consideration of eligibility, the property appears to satisfy this criterion.

Slavin House at 620 N. Sierra Drive Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is a fine example of the late French Revival style, incorporating many of the features that define the "asymmetrical sub-type" of French Eclectic design.<sup>1</sup> In particular, the styling reflects the refinement of traditional styles that is closely associated with Beverly Hills during the mid to late 1930s. Key features of the French Revival architectural style incorporated in the property include the building's restrained styling, asymmetry and massing, roof treatment, materials, fenestration, and siting. It was recognized as a fine exemplar of its type at the time and was published in the *Los Angeles Times*. The Slavin House, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear almost identical as to when it was built in 1936 and published in 1938. The subject property appears eligible for local landmark designation under this criterion.

Slavin House at 620 N. Sierra Drive Beverly Hills 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 property is a notable work of Marshall P. Wilkinson, a prolific designer and builder whose homes constructed in the 1920s and 1930s in Beverly Hills helped to define the image that Beverly Hills projected to the world. Adept in a variety of period styles, Wilkinson contributed numerous houses—approximately fifteen of which have been documented to date—to the residential districts north of Santa Monica and south of Wilshire Boulevards during the Beverly Hills build out years of 1922-1942. Wilkinson is included in the City's list of Master Architects.

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<sup>1</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990, pp. 386-395.

Furthermore, the property possesses high artistic and aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

Slavin House at 620 N. Sierra Drive is individually eligible under "significance" criterion B because the building retains integrity from its period of significance. The period of significance for the subject property is 1936, when the property was built. The publicly visible portion of the property, comprising the front setback, west (primary) elevation, and any visually accessible features on the north and south elevations, are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

Slavin House at 620 N. Sierra Drive is individually eligible under "significance" criterion C because of its unique architecture, historical past, and contribution to the City's architectural heritage the property is considered to have historic value. Because of its historic architectural character and contribution to the City's architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Slavin House at 620 N. Sierra 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 the historic resource do not compromise those qualities that justify the landmark listing. Character-defining features associated with the Slavin House are those features only on the dwelling

dating from original construction in 1936, and property space as seen from the public rights-of-way on North Sierra Drive. Such features include its siting and setback on the east side of North Sierra Drive; the basic asymmetrical form of the façade; the height, shape, mass and composition of the dwelling as perceived from North Sierra Drive; and physical attributes that define the French Revival architectural style. Those features on the house and publicly visible portions of the property that reflect and define the French Revival style include, but are not limited to:

- Complex hipped roof; steep pitch; shingled (non-original but compatible) roofing material; slightly upturned, shallow, molded roof eaves; and cornice-piercing position of upper story windows;
- Brick chimney;
- Combination of siding materials, including brick veneer, wide wood drop siding, and stucco;
- Stringcourse between stories;
- Segmentally arched, steel and wood, multi-light, casement windows; window detailing, including blank, arched pediments, transoms, shutters, spandrel panels, and header arch-and-keystone surrounds; bulls eye windows; bay window;
- Arched entry with paneled front door, segmentally arched transom, and cast stone surround with keystone and paneled reveal;
- Porte cochere;
- Any original hardware and lighting on the façade;
- Overall restraint and simplicity of design;
- Publicly visible landscape features, including mature trees.

Section 7. REASONS FOR DESIGNATING SLAVIN HOUSE AT 620 NORTH SIERRA DRIVE, AS A LANDMARK. The Cultural Heritage Commission finds that Slavin House at 620 N. Sierra Drive, meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' 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." 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." The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, and setting of the publicly visible portions of the site together reflect the essence of the late French Revival style. And under the requirements of subsection 10-3-3212(A)(4), the Slavin House satisfies this criterion in that it "represents the notable work of a person included on the City's List of Master Architects," the architect/designer/builder Marshall P. Wilkinson, and "possesses high artistic and aesthetic value" as a fully realized expression of late French Revival design. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and

Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of Slavin House at 620 N. Sierra 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 Slavin House would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of Slavin House may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Slavin House is an action of the City to protect and preserve an historic resource.

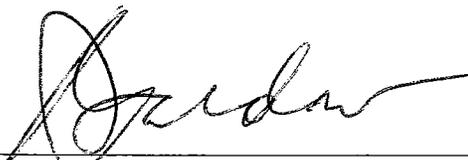
Section 10. GENERAL PLAN CONSISTENCY. Designation of Slavin House at 620 N. Sierra Drive as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate Slavin House at 620 N. Sierra Drive as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of Slavin House at 620 N. Sierra 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.

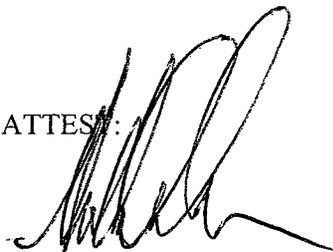
Section 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

**Adopted: February 20, 2014.**



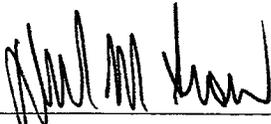
RICHARD WALDOW  
Chairperson of the Cultural Heritage  
Commission of the City of Beverly Hills,  
California

ATTES:



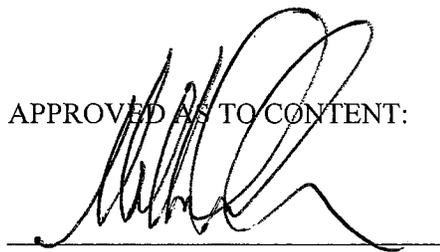
WILLIAM R. CROUCH  
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH  
Urban Designer

Exhibit A – *City Landmark Assessment & Evaluation Report* by Ostashay and Associates

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 38 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on February 20, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

NOES:           None.

ABSTAIN:       None.

ABSENT:        None.

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