



## AGENDA REPORT

**Meeting Date:** June 17, 2014

**Item Number:** F-1

**To:** Honorable Mayor & City Council

**From:** William R. Crouch, AIA, NCARB, AICP, LEED (AP), Urban Designer

**Subject:** FOUR RESOLUTIONS OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING FOUR PROPERTIES AS LOCAL LANDMARKS AND PLACING THESE PROPERTIES ON THE LOCAL REGISTER OF HISTORIC PROPERTIES.

**Attachments:**

1. Criteria for Designating Local Landmarks
2. Resolution Designating Beverly Gardens Park at Wilshire and Santa Monica Boulevards as a Local Landmark
3. Resolution Designating Beverly Hills Water Treatment Plant No. 1 at 325-333 S. La Cienega Boulevard as a Local Landmark
4. Resolution Designating The Helms Estate at 135 Copley Place as a Local Landmark
5. Resolution Designating the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a Local Landmark
6. Cultural Heritage Commission Reports and Resolutions of Recommendation for the Four Properties

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### **RECOMMENDATION**

The following four Local Landmark nominations are being forwarded to City Council on the recommendation of the Cultural Heritage Commission, and with the approval of the property owners: (1) Beverly Gardens Park at Wilshire and Santa Monica Boulevards; (2) Beverly Hills Water Treatment Plant No. 1 at 325-333 S. La Cienega Boulevard, (3) The Helms Estate at 135 Copley Place; (4) Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as Local Landmarks.

## **INTRODUCTION**

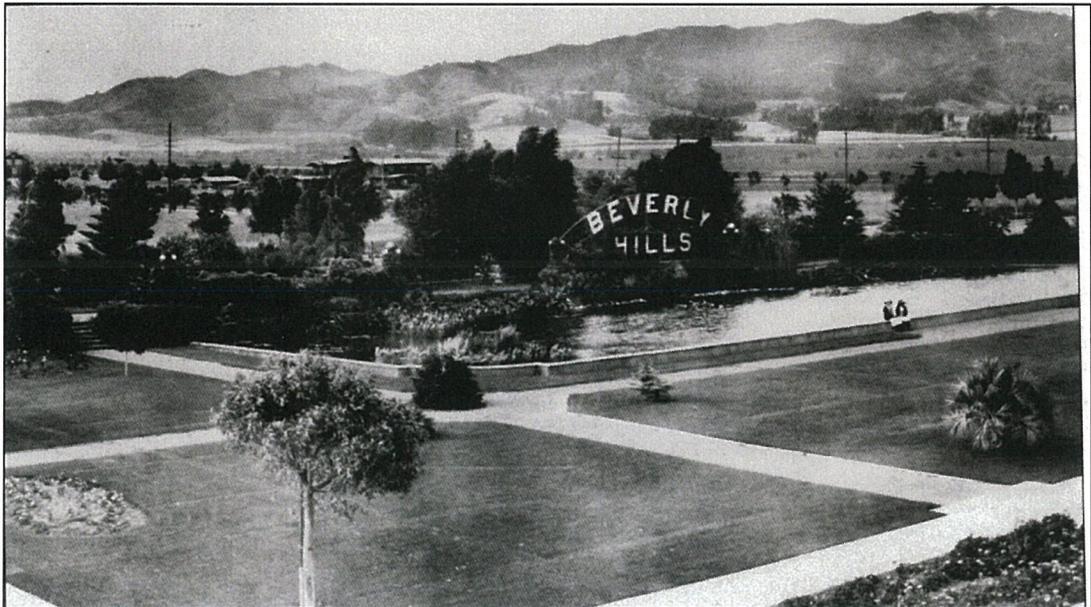
Currently there are nineteen properties in the City of Beverly Hills recognized as Landmarks listed on the Local Register of Historic Properties. The Cultural Heritage Commission (CHC) recommends that the City Council designate four additional historic properties as Local Landmark properties in accordance with the City of Beverly Hills Historic Preservation Ordinance. Listing these properties on the City's Register of Historic Properties would recognize them as important to the history of the City and would enable the property owners to be eligible for current and future incentives offered to local landmarks, including application for a Mills Act contract for property tax relief. Additionally, designating these properties as Local Landmarks would ensure protection of the resource by requiring City review of any significant future work done to any of the properties, including renovations, additions, and any potential demolition.

## **BACKGROUND**

The City's Historic Preservation Ordinance enables the City Council to designate Local Landmarks. Four historic properties have undergone a review documentation process by the historic consultant retained by the City and have been deemed eligible under local landmark criteria. Two of the properties are City owned and staff and the Cultural Heritage Commission have the two private property owners' full support in bringing these properties to City Council for designation as Local Landmarks.

Resolutions attached to this report (Attachments 2 - 5) would designate the following properties as Landmarks listed on the Local Register of Historic Properties:

### **1. Beverly Gardens Park -- Wilshire and Santa Monica Boulevards**



Beverly Gardens Park is a 1.9 mile linear park that spans the breadth of the City of Beverly Hills along two of its major thoroughfares, Santa Monica Blvd. and Wilshire Blvd. The park consists of 23 blocks; its centerpiece is the three block section in the heart of the city, where the park occupies three full blocks between N. Rodeo Dr. and

N. Crescent Dr., bordered by Park Way on the north. Beverly Gardens was developed during two distinct periods: 1) three blocks were set aside for public use in the Wilbur Cook master plan for the city, and landscaped in 1906-1907; 2) the second phase of park development occurred in 1930-1931, which brought the park to its current boundaries.

The Park contains such prominent manmade features as the Electric Fountain at the intersection of Wilshire Blvd. and Santa Monica Blvd., a large rectangular lily pond (since restored) and the iconic "Beverly Hills" sign (since reconstructed). (Please see the Landmark Assessment Report in Exhibit A of Attachment 2 for full historical discussion).

## **2. Beverly Hills Water Treatment Plant No. 1 -- 325-333 S. La Cienega Blvd.**



Constructed in 1927-1928, the Beverly Hills Water Treatment Plant No. 1 is a sprawling complex with a modified "L"-shaped footprint sited just south of midblock between Gregory Way and Olympic Boulevard. With its soaring tower that resembles a campanile rising over a front-gabled central wing accented by a huge rose window, the building suggests a church, or, as one observer put it, 'a cathedral of water.' It is of concrete block construction, the board forms visible through stucco on the exterior of the building. Asymmetrical in composition, building features the Spanish Colonial Revival style, based, depending on the account, on precedents in Andalusia, Romanesque churches of Spain and Italy, or northern Mexico. The tower of the Waterworks plant disguised a chimney used to burn off the sulfur at a high enough altitude that its distasteful odor would not be noticeable to nearby residents.

In 1923, the City of Beverly Hills faced a water crisis that nearly led to annexation to the City of Los Angeles. When put to the vote, annexation was defeated, leaving Beverly Hills with a need to purify its overly sulfurous water supply. The Beverly Hills Water Treatment Plant No. 1 was the result. Salisbury, Bradshaw and Taylor, were the consulting engineers, charged with designing a plant intended not only to make the City's water supply drinkable but also to beautify the City.

The plant operated until 1976. Public activism and an offer by the Academy of Motion Picture Arts and Sciences to rehabilitate the building and reuse it to house the Margaret Herrick library and film archive resulted in the successful reuse, renovation and re-opening of the building in 1991. The central, north, and south wings are original to the 1927-1928 construction; the west wing was added in 1989-1991, when the entire building was rehabilitated and adaptively reused by the Motion Picture Academy. (Please see the Landmark Assessment Report in Exhibit A of Attachment 2 for full historical discussion).

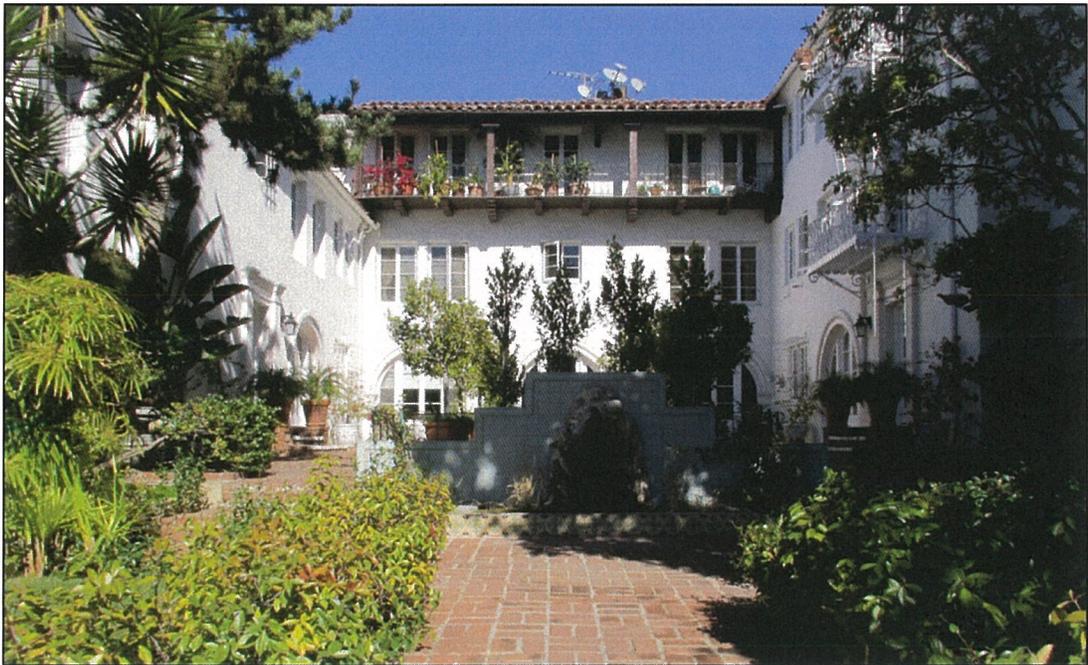
### 3. The Helms Estate -- 135 Copley Place



Constructed in 1928, the two-story Spanish Colonial Revival residence is set behind a rusticated stone wall with ornate wrought iron gates that open onto Copley Place. Typical of the Spanish idiom are design features that include: smooth stucco siding, a multi-hipped rustic tile roof with overhanging eaves, bracketed under eaves, shuttered multi-pane casement windows and French doors, and recessed windows boxed by wrought iron grilles. The rambling Spanish house has a modified "U" shape

plan with the two wings of varying heights and pitch that extend out west towards a terraced landscaped back yard with terrazzo patio deck, garden court with reflecting pool and fountains, paved walkway paths and low-rise stucco border walls with tile coping, separate octagonal shape limestone tea house, pergola with stone walkway, rose garden, and swimming pool, as well as a view of the adjacent Los Angeles Country Club and wooded ravine. The monumental structure was designed by prominent architect Gordon B. Kaufmann for Paul Hoy Helms, Sr., founder and owner of the Helms Bakeries, which became a Southern California institution by producing thousands of loaves of bread daily that were all home delivered by truck. (Please see the Landmark Assessment Report in Exhibit A of Attachment 3 for full historical discussion).

#### 4. Beverly Gardens Apartments -- 9379-9383 Olympic Boulevard



Constructed in 1930, the Beverly Gardens Apartments consists of sixteen units arranged around a central courtyard. The plan of the building is a squared "U," which opens to Olympic Boulevard on the south. The two- and three-story building, which sits on a 24-car subterranean garage, is a well-articulated example of Spanish Colonial Revival styling. Above a concrete foundation, the building is of frame construction, sheathed on the exterior with smooth white stucco. A gabled tile roof tops the central wing, while the projecting east and west wings are capped by hipped tile roofs with shallow eaves. Interior chimneys, at least one with two chimney pots, are visible above the roof. Fenestration consists primarily of six- and eight-light double casement windows. Entries to each wing open off of the courtyard. The design of the building is balanced but not entirely symmetrical. The Beverly Gardens Apartments is a rare example in Beverly Hills of the courtyard housing type that was so prominent across Los Angeles and Southern California. (Please see the Landmark Assessment Report in Exhibit A of Attachment 5 for full historical discussion).

**DISCUSSION**

The Cultural Heritage Commission initiated nomination proceedings for the four properties and requested a Landmark Assessment Report be prepared in each case to determine if the properties met the City’s criteria for designation as Local Landmarks (see Attachments 2 – 5 for Landmark Assessment Reports). After considering the Landmark Assessment Reports and other evidence, the Cultural Heritage Commission passed resolutions recommending that the City Council designate each of the properties as Local Landmarks to be included on the City’s Register of Historic Places (see Attachment 6 for CHC resolutions).

The City’s Landmark criteria are provided as Attachment 1 and summarized in the following table. Designation of a Landmark requires that three criteria be met: A (Significance), B (Integrity), and C (Historic Value). Criterion A has six possible qualifiers and at least two of those qualifiers must be met for each property.

*Summary of Local Landmark Criteria Eligibility*

<b>Criterion</b>	<b>Beverly Gardens Park</b>	<b>Water Treatment Facility No. 1</b>	<b>The Helms Estate</b>	<b>Beverly Gardens Apartments</b>
<p>A.1 Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community</p>	<p style="text-align: center;">Yes</p> <p>Beverly Gardens Park is closely identified with the founding of the city and is a manifestation of the character that distinguishes Beverly Hills from its surrounding communities. The Park is a highly visible symbol of the city and reflects Beverly Hills’ emphasis on parks, street trees, and gardens.</p> <p>The original 3 blocks of the park were an integral component of the original city plan. Park expansion was undertaken through a substantial financial commitment by city residents, and represents a groundbreaking linear approach to park design within an urban context.</p>	<p style="text-align: center;">Yes</p> <p>The subject property is closely associated with, and symbolic of, one of the primary themes in local and regional history: the development of water resources. Construction of the Water Treatment Plant enabled the City of Beverly Hills to continue to grow and prosper as an independent city, and not as an annexation to the City of Los Angeles. It is also representative of the extremely high caliber of building that resulted from Beverly Hills’ investment in its public institutions and infrastructure.</p>	<p style="text-align: center;">Yes</p> <p>The Helms Estate represents a property type constructed in and around Copley Place, built by upper-class residents with substantial financial resources and social and professional connections to some of Southern California’s most prominent architects and landscape architects. The large budget and appreciation of fine design and craftsmanship of estates such as this reflected the social status of the residents and lent credence to the image of Beverly Hills as an upscale, exclusive area.</p>	<p style="text-align: center;">Yes</p> <p>The subject property physically and visually exemplifies special elements of a unique period in the City’s evolving architectural history and development.</p> <p>The Beverly Gardens Apartments is an exceptional example of Spanish Colonial Revival styling, which was one of the most popular and iconic architectural styles of the 1920s and 1930s in Beverly Hills and the LA region. The complex is the only example in Beverly Hills of the genre from the golden era of courtyard apartments.</p>

Criterion	Beverly Gardens Park	Water Treatment Facility No. 1	The Helms Estate	Beverly Gardens Apartments
<p>A.2 The property is directly associated with the lives of Significant Persons important to national, state, or local history</p>	<p>No</p>	<p>No</p>	<p>Yes</p> <p>The property was built for Paul Hoy Helms, Sr. (founder and president of the Helms Bakeries in Culver City) and his family just as he was beginning his bakery business. The Copley Place residence not only was the family's home it also served as Helms' second office. The Helms lived in the property for over ten years; all the while the Helms Bakeries business grew and thrived into an enormous enterprise.</p>	<p>No</p>
<p>A.3 Embodies the distinctive characteristics of a style, type, period, or method of construction</p>	<p>Yes</p> <p>Beverly Gardens Park is a product of the City Beautiful Movement in American architecture and urban design, based on the principles of orderly city design, Classical style of public architecture, and reverence for natural beauty. City planner Wilbur Cook's vision for Beverly Hills embodied these principles and he employed formal symmetry balanced with naturalistic plantings in the Park's design.</p>	<p>Yes</p> <p>The property is an excellent example of the Spanish Colonial Revival. Although the most popular building style of the period, the Spanish Colonial Revival was rarely used for an industrial property. The Water Treatment Plant, with its references to churches and haciendas, was an unusual and highly successful application of the style to an unconventional use.</p> <p>In particular, the tower is an elegant mask for its utilitarian function, and the monumentality of the east and west elevations of the central wing is indicative of the importance of water to the life of the City.</p>	<p>Yes</p> <p>The property was built in 1928 and is an outstanding example of the Spanish Colonial Revival style as designed by noted architect Gordon B. Kaufmann. Stylistically, the property physically demonstrates many of the distinguishing characteristics that associate it with the Spanish idiom.</p>	<p>Yes</p> <p>The property is an excellent example of the Spanish Colonial Revival. In particular, the styling reflects the influence of the Andalusian region on southern California architecture, with its balanced asymmetry; courtyard; fountain; arched openings; balconies; integration of wood, wrought iron, and tile work into the basic Spanish palette of stucco siding and clay tile roofing; and lavish landscaping. The Beverly Gardens Apartments is one of the best illustrations of the style as it was applied to multi-family housing in Beverly Hills.</p>

Criterion	Beverly Gardens Park	Water Treatment Facility No. 1	The Helms Estate	Beverly Gardens Apartments
<p>A.4 Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value</p>	<p style="text-align: center;">Yes</p> <p>Wilbur D. Cook, who is listed on the City's List of Master Architects, was one of the earliest landscape architects to practice in Southern California. Beverly Gardens Park, along with the master plan for Beverly Hills, represents the most significant work of his career.</p>	<p style="text-align: center;">Yes</p> <p>This property is the most well-known work of the firm Salisbury, Bradshaw and Taylor, who are included in the City's List of Master Architects. It represented both an architectural and an engineering achievement and has been recognized as a landmark by the American Society of Civil Engineers.</p> <p>In addition, the Water Treatment Plant No. 1 possesses high artistic or aesthetic value in its design, workmanship, materials, and style.</p>	<p style="text-align: center;">Yes</p> <p>The residence was designed by master architect Gordon B. Kaufmann, an accomplished and well-respected designer who played an important role in establishing early high standards for residential design in Beverly Hills. The residence is a rare example of Kaufmann's architecture; only a few extant and intact examples of his work are remaining in the city.</p> <p>Portions of the property's landscaping are also associated with noted landscape architect Edward Huntsman-Trout. Both men are listed on the City's List of Master Architects.</p>	<p style="text-align: center;">Yes</p> <p>The subject property was designed by C. W. Raymond, an architect about whom little is known and who is not included in the City's List of Master Architects.</p> <p>Despite the property's lack of association with a master architect, the Beverly Gardens Apartments does possess high artistic or aesthetic value in its design, workmanship, materials, and style.</p>
<p>A.5 The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community</p>	<p style="text-align: center;">No</p>	<p style="text-align: center;">No</p> <p><i>[Note: The CHC directed staff to research for the City Council report the existing 1959 plaque on site for the potential to satisfy criteria A.5. The finding of said research is explained below.]</i></p> <p>The general area of La Cienega Park along La Cienega Blvd. between Olympic Blvd. and Gregory Way is considered part of the 1769 Portola Trail. It was designated with a commemorative plaque as California</p>	<p style="text-align: center;">No</p>	<p style="text-align: center;">No</p>

Criterion	Beverly Gardens Park	Water Treatment Facility No. 1	The Helms Estate	Beverly Gardens Apartments
		<p>Historical Landmark 665 in 1959 by the California State Park Commission.</p> <p>The commemorative marker installed to memorialize Portola's trail and expedition from Mexico to Monterey in 1769 does not qualify under this criterion simply for its association with the event it memorializes. Commemorative properties are not typically considered for landmark designation as they serve as evidence of a later generation's assessment of the past. The specific location of Portola's trail is unknown and it has been assumed that it passed through this area of Beverly Hills. The plaque memorializes the occurrence of this event. The marker has been moved within the park in the past and moving it again within the park at a later date would not affect its purpose as memorializing this historical event.</p>		

Criterion	Beverly Gardens Park	Water Treatment Facility No. 1	The Helms Estate	Beverly Gardens Apartments
<p>A.6 The property is listed or has been formally determined to be eligible by the National Parks Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources</p>	<p style="text-align: center;"><i>Yes</i></p> <p>Beverly Gardens Park was formally determined eligible for listing on the National Register of Historic Places in 1985, and therefore was also listed on the California Register of Historical Resources.</p>	<p style="text-align: center;"><i>No</i></p>	<p style="text-align: center;"><i>No</i></p>	<p style="text-align: center;"><i>No</i></p>
<p>B Retains integrity of location, design, setting, materials, workmanship, and association</p>	<p style="text-align: center;"><i>Yes</i></p> <p>The Park retains substantial integrity in terms of location, setting, workmanship, association, and primary plant materials. The layout of paths, lawns, planting beds and specimen trees retain remarkable resemblance to Ralph Cornell's 1930 drawings. The Beverly Hills sign that was lost was recreated in modern materials in 2006, and the lily pond was restored in 2014.</p>	<p style="text-align: center;"><i>Yes</i></p> <p>Although the property was modified in 1989-1991, the exterior changes that were made were consistent with the Secretary of the Interior's Standards for Rehabilitation. The new building is appropriately located on a secondary elevation, is scaled so as not to overwhelm the original property, and is compatible in terms of style and materials.</p> <p>Original features were restored or replaced in kind. The publicly visible portions of the building are</p>	<p style="text-align: center;"><i>Yes</i></p> <p>The period of significance for the subject property is 1928 to 1942, when the property was built and occupied by Paul H. Helms and his family.</p> <p>The important features from this period are still evident on the property and help to render it historically significant.</p>	<p style="text-align: center;"><i>Yes</i></p> <p>The property retains sufficient integrity from its period of significance (1930). The publicly visible portions of the property are substantially intact.</p>

Criterion	Beverly Gardens Park	Water Treatment Facility No. 1	The Helms Estate	Beverly Gardens Apartments
		<p>substantially intact.</p> <p>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.</p>		
<p>C Is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of the Ordinance</p>	<p>Yes</p> <p>The Park is of significant value to the city for its landscape design, aesthetic qualities, and enhancement of quality of life. The Park also represents a deliberate choice by the residents of the city to favor a park use over commercial or other development types along the subject blocks on Wilshire and Santa Monica Blvds.</p>	<p>Yes</p> <p>Because of its significant role in the City's history, its historic architectural character, and contribution to the City's architectural heritage, the property is considered to have historic value.</p>	<p>Yes</p> <p>Because of its historic architectural character, association with Paul H. Helms and its contribution to the City's architectural heritage, the property is considered to have historic value.</p>	<p>Yes</p> <p>Because of its historic architectural character and contribution to the City's architectural heritage the property is considered to have historic value.</p>

All four properties meet the necessary requirements for local landmark designation. With City Council designation, these four properties would be placed on the Local Register of Historic Properties in the order in which they were originally constructed:

Property Name, Year	Proposed Local Landmark Designation
Beverly Gardens Park, 1906-07; 1930-31	No. 20
Water Treatment Facility No. 1, 1927-28	No. 21
The Helms Estate, 1928	No. 22
Beverly Gardens Apartments, 1930	No. 23

*General Guidelines and Standards for Proposed Changes to Historic Buildings Listed on the Local Register*

Given the ongoing necessity of property owners to adapt to changing needs, it is important to consider the effect of any historic registry listings on the functional activities of properties.

The Secretary of the Interior's (SOI) Standards for Rehabilitation have purposefully been crafted to allow maximum flexibility for historic buildings to be adapted over time to meet changing needs in a way that allows ongoing functionality of historic buildings without unnecessarily destroying historic fabric. There are ten guiding Standards to be applied in the rehabilitation of historic properties.

The SOI Standards for "rehabilitation" assume that at least some repair or alteration of a historic building will be needed over time in order to provide for efficient contemporary use; however, these repairs and alterations must not damage or destroy original materials, features or finishes that are important in defining the building's historic character. These Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards allow for modernization to landmarks, such as the efforts currently underway to restore Beverly Gardens Park.

As local historic landmarks, the properties would be subject to additional historic review and the two private properties would be subject to approval and issuance of a Certificate of Appropriateness<sup>4</sup> (pursuant to BHMC §10-3-3219) to ensure that the SOI Standards are followed and to ensure that future alterations are appropriate for the historic structure. The effect of any listing onto the City's Historic Register of Historic Properties is not to freeze a building in time without any opportunity for future adaptations, but rather to provide reasonable

<sup>4</sup> A Certificate of Appropriateness is a certificate issued to approve alteration, restoration, construction, removal, relocation in whole or in part, or demolition of a designated landmark or property within a historic district (BHMC §10-3-3202).

guidelines to inform any future alterations, additions and/or adaptations in a way that allows for change without destroying historic integrity.

#### *Beverly Gardens Park Recommendation*

At their October 9, 2013 meeting when the CHC nominated Beverly Gardens Park for landmark designation, the Commission included a recommendation that the Park be subject to the provisions of the Historic Preservation Ordinance (Article 32 of BHMC), including the requirement for a Certificate of Appropriateness (BHMC §10-3-3219). Pursuant to BHMC §10-3-3228, City- and School District-owned properties are exempt from the provisions of the Historic Preservation Ordinance, including the requirement for the Certificate of Appropriateness. The intent of the Commission's request was to ensure that current and future work to the Park would be in compliance with the SOI Standards.

However, staff believes this provision is unnecessary as any park-related work directed by the Council would be subject to environmental review, including an assessment of compliance with the Secretary of Interior standards. This additional provision could unduly delay work authorized by the Council and result in unanticipated and unnecessary costs to the city. Moreover, it is unclear to staff why this particular City resource would be treated differently from the other City-owned landmarks. Accordingly, this provision has been removed from the draft resolution in Attachment 2. The Council may, however, direct it be placed in the resolution if determined appropriate. The CHC recommended language can be found in Attachment 6, Section 6.

#### *Water Treatment Plant No. 1 National Register Nomination*

When reviewing the nomination of the Water Treatment Plant No. 1, the Cultural Heritage Commission recommended that the City Council allocate funds to support the preparation of a National Register of Historic Places nomination form. A basic historic assessment report has already been completed by a qualified historic consultant for eligibility under local landmark designation criteria, but supplemental research and reporting may be necessary to review the property for eligibility under State and National landmark criteria. Staff will research the facets involved with a National Register nomination and the implications of designation, confer with other affected City departments, and can report back to the Council prior to submitting the nomination with information related to the process and estimated costs.

### **GENERAL PLAN CONSISTENCY**

Designation of these four properties as local historic landmarks is consistent with the objectives, principles, and standards of the General Plan, including General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources," which encourages designation of local Landmarks.

**ENVIRONMENTAL DETERMINATION**

Designation of Beverly Gardens Park, Water Treatment Facility No. 1, The Helms Estate, and the Beverly Gardens Apartments as local historic landmarks 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 the landmark designations and the inclusion of these four properties would not have a significant environmental impact and are 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 designation will have a significant effect on the environment, as no specific development is authorized by the resolutions, and any future development would require separate environmental analysis when the details of such proposals are known. Further, the landmark designation of the properties is an action of the City to protect and preserve historic resources.

**PUBLIC COMMENT**

As required by the City's Historic Preservation Ordinance, notice of the public hearing for consideration of landmark designation by City Council was provided to the property owners of the two private properties, and to the City Manager for the two public properties. As of the writing of this agenda report, no public comments have been received.

Notice of the Cultural Heritage Commission's public hearings to consider the properties for landmark nomination was also provided to the property owners of the four private properties. All of the respective property owners have expressed their agreement with the recommended actions.

**FISCAL IMPACT**

Designating a property as a Local Landmark deems it eligible for historic preservation incentives at the local level. This includes eligibility to apply for a Mills Act contract, which might result in a fiscal impact by way of reduced property tax revenue to the City and the Beverly Hills Unified School District, if such a contract is approved by the City Council in the future. The cumulative fiscal impact of the Mills Act program was considered by the City Council when they reviewed and approved a three-year extension of the Pilot Mills Act Program through the end of 2016. Any awarding of contracts to the subject properties would need to fall within the approved limits of the current Mills Act program.

Susan Healy Keene, AICP, Director of Community Development

  
Approved By \_\_\_\_\_ *SK*