



Attachment 3

Resolution Designating Beverly Hills Water Treatment Plant No. 1
at 325 - 333 S. La Cienega Boulevard as a Local Landmark

RESOLUTION NO. 14-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING BEVERLY HILLS WATER TREATMENT PLANT NO. 1 AT 325 - 333 SOUTH LA CIENEGA BOULEVARD AS A LOCAL LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On October 9, 2013, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 325 - 333 South La Cienega Boulevard, Beverly Hills, pursuant to Section 10-3-3215 A of the Historic Preservation Ordinance, and concluded that the property at 325 - 333 S. La Cienega Boulevard, Beverly Hills, warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as a Local Landmark.

Section 3. On April 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, Beverly Hills prepared by Leslie Heumann of Ostashay & Associates Consulting, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, 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. On June 17, 2014, the City Council considered the property for landmark designation along with the recommendation of the Cultural Heritage Commission and adopted this resolution. The Council based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Ostashay and Associates Consulting and other evidence provided during the proceedings.

Section 5. BACKGROUND. The Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard was constructed in 1927-1928. 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.¹ It is of concrete block construction, the board forms visible through stucco on the exterior of the building. The central and west wings of the building are front-gabled, the south wing is side-gabled, and the north wing roof features a monitor running north-south above its side gable roof ridge. All roof surfaces are clad in red clay tiles. At the gable ends, there are no roof overhangs; along the sides, carved wood brackets punctuate the overhang of the eaves. 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. Asymmetrical in composition, building features the Spanish Colonial Revival style, based, depending on the account, on precedents in Andalusia (the Giralda in Sevilla), Romanesque churches of Spain and Italy, or northern Mexico (the Terrazas estate in Chihuahua).

¹ Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City: Gibbs Smith, Publisher, 2003. Pages 171-172.

The central wing rises four stories in height and projects towards La Cienega Boulevard. It is framed by buttress-like wing walls and contains a centered, three-and-a-half-story archway. Recessed slightly within the third story level of the arch, the tympanum is pierced by an eight-leaf window placed within a circular opening accented by keystones. A second archway, two stories in height, is deeply recessed within the taller arch. An ornately carved archivolt frames the interior face of the arch. Occupying most of the second story face of the archway, a massive rose window is also surrounded by decorative moldings. The main entrance stretches across the ground level of the arched recess. Two spiraled columns *in antis* divide the entry into three bays and are characterized by tall bases and composite capitals. Above them, a denticulate cornice spans the entry. The larger, central bay of the entry contains a broad double door of paneled wood and windows backed by wrought iron grilles. Narrower sidelights set over wood panels fill the side bays.

Set back on the south side of the central wing, the square tower rises in tiers to a reputed 100 feet in height.² The lower portion of the tower, approximately two stories tall, is surfaced with unornamented concrete. The central section, extending upwards another three stories, is detailed with surfaces scored in a diamond pattern, with decoratively screened, arched ventilation openings at staggered levels on all four sides. This section of the tower culminates in two tiers of architectural embellishments incorporating bands of arched corbeling, tracery, and moldings, engaged colonnettes, and blind arches. Pineapple-shaped finials cap the corner piers. Above this level, the tower steps back, its unbroken exterior scored to suggest masonry. A heavily bracketed balustrade wraps the tower to culminate this section, above which a second step back features blind arches on each elevation, flanked by engaged columns that emphasize each corner. Above another balustrade, the final step back is encircled by blind arches and crowned by a cupola.

² "\$200,000 Building for Water Plant." *Beverly Hills Citizen*, April 7, 1927.

Extending south from the tower, the south wing is divided into three bays on both its east (primary) and south elevations. Historic photographs indicate that this tripartite division became quadripartite on the west elevation; now, due to construction of the new west wing in 1989-1991, only two arches are apparent. On the east, the arches are equal in size, blind, and shallowly recessed. Across the ground level, three large, arched openings contain round-headed, paneled wood doors (which appear to have been sealed shut in the 1989-1991 rehabilitation) outlined by narrow transom windows. Concrete voussoirs, accented by keystones, articulate the arches and spring from impost moldings. Historic photographs suggest that these openings were for vehicles. On the south elevation of this wing, the blind arches now appear on the upper story only and are arranged in a Palladian configuration, with the central arch rising above those on either side. Historic photographs indicate that these south openings originally extended to ground level, where they opened to settling basins. A large, circular window is centered in the gable end. A tile-roofed loggia, supported by wooden posts, now wraps the ground level of the south and west elevations of the south wing and continues onto the south elevation of the new west wing.

Slightly raised piers and an attached, one-story, Tuscan colonnade articulate the bay divisions on the east elevation of the north wing. Single, multi-light windows are centered within each bay; those on the upper story lie within blind, flattened arches. French doors are substituted for the window in the northernmost upper bay; the doors open onto a wrought iron balcony. A series of windows wraps the monitor that tops the gabled roof of this wing. The north elevation of the north wing is distinguished by an attached loggia across the ground level which is surmounted by a hipped and tiled pent roof.

Although the west elevations of the central, south, and north wings were originally spanned by settling basins and constituted the “working” side of the waterworks facility, it still featured a monumental archway that opened to the central wing. As previously described, four blind arches characterized the treatment of the west elevation of the south wing and five flattened, blind arches divided the west elevation of the north wing. The settling basins rose up to what is today the second story. The

most noticeable modifications to the building resulting from the 1989-1991 rehabilitation are apparent on the west elevation. The lower story of the north wing is screened by new mechanical enclosures. The ground level entry into the central wing duplicates what was originally at the second story level, a flat-headed, multi-paned, double door flanked on either side by paired sidelights. A new second story window echoes the design of the entry. The original, multi-paned, round-headed window fills the upper level of the archway. The new west wing extends perpendicularly from the northern two bays of the south wing. Of compatible design and materials, it is two stories, of board form concrete construction, and tile-roofed. Widely spaced, four-over-four double hung windows characterize the upper story and a tile-roofed loggia wraps the lower level. The front-gabled west elevation of the south wing contains a new entry which is somewhat ecclesiastical in design. Beneath a centered, deeply recessed quatrefoil window, an offset, front-gabled projection is occupied by a round-headed, wood-paneled and glazed double door. Detailing, including moldings, glazing patterns, and the buttressed treatment of the corners, was derived from the original building design.

Other modifications to the building include the removal of an extension from the south wing which was one-story and capped by a flat roof surrounded by a tiled, hipped roof. A concrete reservoir, topped by tennis courts, was immediately to the north. A new, neo-Spanish Colonial Revival tennis club building, parking, and tennis courts have been constructed on the site. Attached to the exterior wall of the east side of the parking structure is a 1959 plaque commemorating the 1769 Portolá trail, California Registered Historical Landmark No. 665.

Despite the major rehabilitation and adaptive reuse of Water Treatment Plant No. 1, it retains substantial integrity. The Secretary of the Interior's Standards for Rehabilitation were clearly utilized in both the renovation of the Waterworks building and construction of the new wing. Due to its siting, all four elevations of the building are visible from the public right-of-way, and the vast majority of each's character-defining design and details are intact.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

Water Treatment Plant No. 1 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 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. During the late 1920s and early 1930s, the City embarked on a remarkable program of municipal improvements, and the Water Treatment Plant was a highly visible cornerstone of that program. In addition, 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 Spanish Colonial Revival style. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. It was chosen for City Hall, most of the City's public schools, and most of the City's churches. Many of these buildings, including Water Treatment Plant, also have towers associated with them, making them truly landmarks in the sense of being place markers. In consideration of eligibility, the property satisfies this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard 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 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. 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. A more severe form of the Spanish Colonial Revival than was usually seen on residential buildings, the styling of Water Treatment Plant nonetheless is unmistakable in its architectural vocabulary of tile roofs, arches, and smooth exterior wall surfaces. The Beverly Hills Water Treatment Plant No. 1, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. Although modified by the elimination of a one-story extension of the south elevation, construction of a new wing, and adaptation of a new use, the property substantially resembles photographs of it taken not long after it was built and during the ensuing decades. The subject property is eligible for local landmark designation under this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, 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 the most well-known work of the firm Salisbury, Bradshaw and Taylor. It represented both an architectural and an engineering achievement and has been recognized as a landmark by the American Society of Civil Engineers. Salisbury, Bradshaw and Taylor are included in the City's List of Master Architects. In addition, Water Treatment Plant No. 1 possesses high artistic or aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property satisfies this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard 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 1927-1928, when the property was built. 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 wing that was demolished was secondary in a visual sense and was rarely pictured. 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. Original features were restored or replaced in kind. The publicly visible portions of the building, comprising the primary (east elevation) and the secondary north, south, and west elevations, are therefore 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.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard is individually eligible under "significance" Criterion C. 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. Therefore, the property satisfies this criterion.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, 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 Water Treatment Plant No. 1 are those features only on the building dating from original construction in 1927-1928 or restored to their original appearance in 1989-1991, and the immediately adjacent landscaping and pathways that provide a setting for the building, as seen from the public rights-of-way on South La Cienega Boulevard, Le Doux Road, and Olympic Boulevard and from the public parks to the north and south. Such features include its siting midblock between Gregory Way and Olympic Boulevard, with primary elevation facing La Cienega Boulevard; its landscaped setting; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Gabled roof (including moderate pitch; red clay tile roof (Mission type); cornice treatment; bracketed roof overhangs; monitor roof)
- Tower (including height, surface treatments, decorative vents, balustrades, setbacks, and cupola)
- Concrete construction, with board forms visible on exterior walls
- Buttress-like, scalloped wing walls
- Church-like design of east (primary) and west (secondary) elevations of central wing
- Focal windows (e.g., rose window and circular window on east, arched window over entry on west)
- Portals on east and west (paneled wood and glazed doors, sidelights)
- Blind arches
- Former vehicular entries on east façade of south wing (arched openings, round-headed and paneled doors, radiating windows)
- Architectural embellishments (e.g., decorative moldings, impost moldings, columns, piers, voussoirs and keystones)

- Multi-light, double-hung sash, casement windows, and industrial sash; window detailing, including pierced stucco grilles
- Arcade on north elevation
- Wrought iron balconies and grilles

Section 8. REASONS FOR DESIGNATING BEVERLY HILLS WATER TREATMENT PLANT NO. 1 AT 325 - 333 SOUTH LA CIENEGA BOULEVARD AS A LANDMARK. The City Council finds that Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard 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 a significant theme in the history of the City and 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 are a highly individualistic example of the Spanish Colonial Revival style as applied to an industrial property type. And under the requirements of subsection 10-3-3212(A)(4), Water Treatment Plant No.1 satisfies this criterion in that it was designed by Salisbury, Bradshaw and Taylor, who are included in the City's List of Master of Architects, and it moreover "possesses high artistic and aesthetic value" as an expression of the ecclesiastical and Mexican hacienda precedents of the Spanish Colonial Revival style. 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. Therefore, Beverly Hills Water Treatment Plant No. 1 located at 325 - 333 South La Cienega Boulevard is eligible as a local landmark.

Section 9. 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 landmark designation boundary of the Beverly Hills Water Treatment Plant No. 1 building is shown as the dotted line on the scale map entitled "Landmark Property Boundary, Beverly Hills Water Treatment Plant No. 1" in the attached Exhibit B, attached hereto and incorporated herein. The nominated property is bounded by the legal description as recorded in the Los Angeles County Recorder's Office: Rancho Rodeo de Las Aguas Lot BD NE by Gregory Way E by La Cienega Blvd and NW line of TR# 5542 S by Olympic Blvd and W by Le Doux Rd part of acreage adj on E and part of Lot 11, but the delineated resource excludes all of the improvements to the north and south

of the Waterworks building as bounded by the existing driveways and walkways surrounding the structure. The location and boundaries of the delineated resource or resources shall be the boundary of that portion of the subject property as delineated in the attached Exhibit B.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, 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 Water Treatment Plant No. 1 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 Water Treatment Plant No. 1 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 Water Treatment Plant No. 1 is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The City Council hereby designates Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local landmark in the City of Beverly Hills and places this property on the City of Beverly Hills Local Register of Historic Properties as Landmark No. 21, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 14. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Adopted:

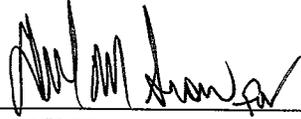
Lili Bosse
Mayor of the City of Beverly Hills,
California

ATTEST:

_____ (SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT

JEFFREY C. KOLIN
City Manager



SUSAN HEALY KEENE
Director of Community Development

Exhibit A – City Landmark Assessment & Evaluation Report and Attachments for Water Treatment Plant No. 1 at 325 (333) South La Cienega Boulevard, Beverly Hills, CA Prepared by Ostashay & Associates Consulting

Exhibit B – Scope of Designated Resource

1719823.2

EXHIBIT A

CITY LANDMARK ASSESSMENT & EVALUATION REPORT



APRIL 2014

WATER TREATMENT PLANT NO. 1

325 (333) South La Cienega Boulevard, Beverly Hills, CA 90211

Prepared for:

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

Prepared by:

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

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CITY LANDMARK ASSESSMENT AND EVALUATION

Water Treatment Plant No. 1

325 (333) South La Cienega Boulevard
Beverly Hills, CA 90211

APN: 4333-026-900

INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the Beverly Hills Water Treatment Plant No. 1 located at 325 (333) South Olympic Boulevard in the City of Beverly Hills, California. This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

METHODOLOGY

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

For this current assessment site inspections and a review of building permits and tax assessor records (to the extent that these are available for publicly owned properties) were also done to document the property's existing condition and assist in evaluating the property for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property, its eligibility for landmark designation, and to assess its potential for contribution to a historic district. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property from the public right-of-way.

- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

FINDINGS

The Beverly Hills Water Treatment Plant No. 1 appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy three of the "significance" criteria: A.1, A.3, and A.4. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

BACKGROUND INFORMATION

The historical boundary of the Water Treatment Plant No. 1 property consists of a nearly rectangular, 7.05 acre parcel two blocks long and one block wide, bounded by South La Cienega Boulevard on the east, Olympic Boulevard on the south, Le Doux Road on the west, and Gregory Way on the north. For this Landmark Assessment and Evaluation, only the south central portion of the parcel occupied by the building formerly known as the Beverly Hills Water Treatment Plant No. 1 and currently as the Academy of Motion Picture Arts and Sciences Fairbanks Center for Motion Picture Study, as well as the adjacent landscaping and pathways, are proposed for consideration. The Los Angeles County Assessor records provide an address for the site as 325 South La Cienega Boulevard while the Academy of Motion Picture Arts and Sciences Fairbanks Center for Motion Picture Study has an of 333 South La Cienega Boulevard. Hence, both addresses are recognized and referenced in this report.

Located on the border of the City of Beverly Hills with the City of Los Angeles, the subject property occupies a portion of lot 11 in Rancho Rodeo de las Aguas. The primary elevation (façade) is oriented to the east, towards La Cienega Boulevard. It is situated on a largely commercial street, flanked by City parks and recreation units on the north, south and east, and surrounded by single- and multi-family residential neighborhoods in Beverly Hills and Los Angeles largely dating to the 1920s and 1930s.

The subject property was originally surveyed in 1976 by the Los Angeles County Museum of Natural History. The property was evaluated in the 1985-1986 Beverly Hills Historic Resources Survey as eligible for inclusion in the National Register under criteria associated with history and architecture, and was assigned a National Register status code of "3". A survey form update was prepared in 2004. No changes to the initial eligibility recommendation occurred as a result of the 2004 historic resources survey update. The property was not re-surveyed as part of the 2006 historic resources survey update effort as it was outside of that survey boundary area. The subject property is listed in the State Historic Resources Inventory database with a California Historical Resources Status Code of "3S" (appears eligible for the National Register as an individual property through survey evaluation). Through this evaluation, it also appears eligible for listing in the California Register. The Waterworks plant was declared Historic Civil Engineering Landmark No. 31 by the Los Angeles Section of the American Society of Civil Engineers. The large parcel is also recognized as California Registered Historical Landmark No. 665. Attached to the exterior wall of the east side of the parking structure along La Cienega Boulevard, which is underneath the tennis courts, is a historical plaque dated from January 27, 1959 that commemorates the 1769 Portolá trail and campsite, which was located in this general vicinity.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

Description. 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.¹ It is of concrete block construction, the board forms visible through stucco on the exterior of the building. The central and west wings of the building are front-gabled, the south wing is side-gabled, and the north wing roof features a monitor running north-south above its side gable roof ridge. All roof surfaces are clad in red clay tiles. At the gable ends, there are no roof overhangs; along the sides, carved wood brackets punctuate the overhang of the eaves. 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. Asymmetrical in composition, building features the Spanish Colonial Revival style, based, depending on the account, on precedents in Andalusia (the Giralda in Sevilla), Romanesque churches of Spain and Italy, or northern Mexico (the Terrazas estate in Chihuahua).

The central wing rises four stories in height and projects towards La Cienega Boulevard. It is framed by buttress-like wing walls and contains a centered, three-and-a-half-story archway. Recessed slightly within the third story level of the arch, the tympanum is pierced by an eight-leaf window placed within a circular opening accented by keystones. A second archway, two stories in height, is deeply recessed within the taller arch. An ornately carved archivolt frames the interior face of the arch. Occupying most of the second story face of the archway, a massive

¹ Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City: Gibbs Smith, Publisher, 2003. Pages 171-172.

rose window is also surrounded by decorative moldings. The main entrance stretches across the ground level of the arched recess. Two spiraled columns *in antis* divide the entry into three bays and are characterized by tall bases and composite capitals. Above them, a denticulate cornice spans the entry. The larger, central bay of the entry contains a broad double door of paneled wood and windows backed by wrought iron grilles. Narrower sidelights set over wood panels fill the side bays.

Set back on the south side of the central wing, the square tower rises in tiers to a reputed 100 feet in height.² The lower portion of the tower, approximately two stories tall, is surfaced with unornamented concrete. The central section, extending upwards another three stories, is detailed with surfaces scored in a diamond pattern, with decoratively screened, arched ventilation openings at staggered levels on all four sides. This section of the tower culminates in two tiers of architectural embellishments incorporating bands of arched corbeling, tracery, and moldings, engaged colonnettes, and blind arches. Pineapple-shaped finials cap the corner piers. Above this level, the tower steps back, its unbroken exterior scored to suggest masonry. A heavily bracketed balustrade wraps the tower to culminate this section, above which a second step back features blind arches on each elevation, flanked by engaged columns that emphasize each corner. Above another balustrade, the final step back is encircled by blind arches and crowned by a cupola.

Extending south from the tower, the south wing is divided into three bays on both its east (primary) and south elevations. Historic photographs indicate that this tripartite division became quadripartite on the west elevation; now, due to construction of the new west wing in 1989-1991, only two arches are apparent. On the east, the arches are equal in size, blind, and shallowly recessed. Across the ground level, three large, arched openings contain round-headed, paneled wood doors (which appear to have been sealed shut in the 1989-1991 rehabilitation) outlined by narrow transom windows. Concrete voussoirs, accented by keystones, articulate the arches and spring from impost moldings. Historic photographs suggest that these openings were for vehicles. On the south elevation of this wing, the blind arches now appear on the upper story only and are arranged in a Palladian configuration, with the central arch rising above those on either side. Historic photographs indicate that these south openings originally extended to ground level, where they opened to settling basins. A large, circular window is centered in the gable end. A tile-roofed loggia, supported by wooden posts, now wraps the ground level of the south and west elevations of the south wing and continues onto the south elevation of the new west wing.

Slightly raised piers and an attached, one-story, Tuscan colonnade articulate the bay divisions on the east elevation of the north wing. Single, multi-light windows are centered within each bay; those on the upper story lie within blind, flattened arches. French doors are substituted for the window in the northernmost upper bay; the doors open onto a wrought iron balcony. A series of windows wraps the monitor that tops the gabled roof of this wing. The north elevation

² "\$200,000 Building for Water Plant." *Beverly Hills Citizen*, April 7, 1927.

of the north wing is distinguished by an attached loggia across the ground level which is surmounted by a hipped and tiled pent roof.

Although the west elevations of the central, south, and north wings were originally spanned by settling basins and constituted the “working” side of the waterworks facility, it still featured a monumental archway that opened to the central wing. As previously described, four blind arches characterized the treatment of the west elevation of the south wing and five flattened, blind arches divided the west elevation of the north wing. The settling basins rose up to what is today the second story. The most noticeable modifications to the building resulting from the 1989-1991 rehabilitation are apparent on the west elevation. The lower story of the north wing is screened by new mechanical enclosures. The ground level entry into the central wing duplicates what was originally at the second story level, a flat-headed, multi-paned, double door flanked on either side by paired sidelights. A new second story window echoes the design of the entry. The original, multi-paned, round-headed window fills the upper level of the archway. The new west wing extends perpendicularly from the northern two bays of the south wing. Of compatible design and materials, it is two stories, of board form concrete construction, and tile-roofed. Widely spaced, four-over-four double hung windows characterize the upper story and a tile-roofed loggia wraps the lower level. The front-gabled west elevation of the south wing contains a new entry which is somewhat ecclesiastical in design. Beneath a centered, deeply recessed quatrefoil window, an offset, front-gabled projection is occupied by a round-headed, wood-paneled and glazed double door. Detailing, including moldings, glazing patterns, and the buttressed treatment of the corners, was derived from the original building design.

Other modifications to the building include the removal of an extension from the south wing which was one-story and capped by a flat roof surrounded by a tiled, hipped roof. A concrete reservoir, topped by tennis courts, was immediately to the north. A new, neo-Spanish Colonial Revival tennis club building, parking, and tennis courts have been constructed on the site.

Building Permit History. A review of building permits indicate that the property was constructed in 1927-1928 and remained substantially intact until the major rehabilitation undertaken in 1989-199. Relevant permits and alterations that have been recorded with the City of Beverly Hills, which have occurred over the years, include the following:

YEAR	DESCRIPTION OF WORK
1927	Waterworks. Architect: Salisbury, Bradshaw, and Taylor (\$145,000); contractor: Carpenter Bros.
1927	Pumphouse. Contractor: Carpenter Bros. (\$5,000)
1966	Construction of pumping station (\$20,000).
1977	Refurbish reservoir (\$365,415).

1980	Renovation of park building. Architect: Kappe, Lotery, Boccato (\$184,000).
1988	Partial demolition of Beverly Hills Waterworks (\$100,000).
1989	Demolish tennis court, parking, reservoir, landscaping (\$100,000).
1989	Demolish tennis club office (\$30,000).
1989	Remodeling of existing waterworks building and new addition of new wing. Architect: Oscar E. Leidenfrost (\$4,602,318).
1989	Construction of restroom/storage building (\$96,000).
1989	Tennis court structure and parking (\$2,500,000).
1989	Tennis clubhouse building (\$2,500,000).

Despite the major rehabilitation and adaptive reuse of the Water Treatment Plant No. 1, it retains substantial integrity. The Secretary of the Interior's Standards for Rehabilitation were clearly utilized in both the renovation of the Waterworks building and construction of the new wing. Due to its siting, all four elevations of the building are visible from the public right-of-way, and the vast majority of each's character-defining design and details are intact.

The Waterworks building, as noted above, retains substantial integrity. Nearly all character-defining features visible from South La Cienega Boulevard on the east, La Doux Road on the west, and units of the City's park system on the north and south are original or have been carefully restored in-kind. The new addition is not visible from the primary elevation on La Cienega Boulevard and is compatible in terms of placement, design, scale, materials, and workmanship with the original building.³

HISTORICAL CONTEXT

Beverly Hills. The first Europeans to come to Beverly Hills were the Spanish explorers of the Gaspar de Portola party who passed through the area in 1769. Travelling west from the downtown Los Angeles area, they reached the southeastern corner of present-day Beverly Hills on August 3, 1769.⁴ The expedition is commemorated by a California Registered Historical Landmark plaque near the tennis courts in La Cienega Park and adjacent the Academy of Motion Picture Arts and Sciences Fairbanks Center for Motion Picture Study.

³ *Although not the architect of record on the building permit, the architect for the project was B. Frances Offenhauser.*

⁴ *Beverly Hills Historic Resources Survey 1985-1986, pg. 4.*

The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or “cienegas” that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.⁵

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.⁶ The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of “Beverly” in the commercial triangle between Santa Monica and Wilshire boulevards and “Beverly Hills” north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of the City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.⁷

The architecture of Beverly Hills in the years following the City’s founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (including Spanish, Tudor, French, Georgian, Beaux-Arts Classicism). By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.⁸ Post-war architecture in Beverly Hills took on a modern appearance, reflecting the influence of the International, Corporate International, New Formalist and other variations of modernism.

With the increased wealth generated by the well-to-do residents and successful businesses that located in the City in the 1920s, and the enthusiastic participation of many of these residents and businessmen in civic affairs, Beverly Hills embarked on a massive program of public

⁵ *Ibid*, pg. 5.

⁶ *Ibid*, pg. 8-9.

⁷ *Ibid*, pg. 11.

⁸ *Ibid*. pg. 17.

improvements in the late 1920s and early 1930s. This era saw the expansion of the City's park system (e.g., Beverly Gardens, Roxbury Park, the new Municipal Plunge at La Cienega Park), the construction of Beverly Hills City Hall and the adjacent Fire Department, and the building of the new Post Office. The new Beverly Hills Water Treatment Plant was also built during this period.

Beverly Hills Water Treatment Plant No. 1. 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. In April 1927, the City approved plans by Salisbury, Bradshaw and Taylor, consulting engineers, for a plant intended not only to make the City's water supply drinkable but also to beautify the City. On November 2, 1927, the City obtained a building permit for the Waterworks plant to be built at a cost of \$145,000. Salisbury, Bradshaw and Taylor were named as architects and Carpenter Brothers as contractors. The permit described the building as 100 by 200 feet in dimensions, three stories in height, with concrete specified for the foundations and exterior and interior walls, and a tile roof. An associated reservoir would have a capacity of 5,000,000 gallons. According to an article in the *Beverly Hills Citizen*, approximately \$20,000 was earmarked for landscaping, intended to create a park-like atmosphere.⁹ The process involved aeration, introduction of lime to break the hardness of the water, use of alum to remove impurities, and filtering through sand and gravel. Water was allowed to settle in tanks to remove the lime and alum. The tower of the Waterworks plant disguised a chimney used to burn off the sulphur at a high enough altitude that its distasteful odor would not be noticeable to nearby residents.¹⁰

Engineer Taylor is credited with the design of the building. He based the Spanish Colonial Revival scheme on the traditional hacienda layout of the Terrazas estate in Mexico, which he had seen on his travels. Each portion of the Waterworks facility, including the tower, four-story central unit, two-story filter unit, aeration unit, and clarification and sedimentation tanks, corresponded to a different part of a hacienda compound (chapel, owners' quarters, service buildings, and workers' housing).¹¹ It was the first plant of its kind on the west coast.¹² Taylor wrote about the process in two publications, *American City* (September 1931) and *Western City* (January 1933).

When the project was nearing completion, the Los Angeles Times declared the Waterworks "a public improvement project of unusual distinction."¹³ Remarking on its beauty of architecture and landscaping, the Times noted that the project, including building, machinery, and

⁹ "\$200,000 Building for Water Plant." *Beverly Hills Citizen*, April 7, 1927.

¹⁰ *Ibid.*

¹¹ *Beverly Hills Historic Resources Survey 1985-1986. Page 57.*

¹² "Water treatment and softening plant for Beverly Hills." *Southwest Builder and Contractor*, July 6, 1928.

¹³ "Beverly Hills Construction Plant: Orate Water Project Located on Landscaped Site." *Los Angeles Times*, April 22, 1928.

“verdurous adornment” represented an investment of \$200,000.¹⁴ Seymour Thomas was named as the landscape architect for the park-like grounds.

The plant operated until 1976. It was improved with new equipment in 1964-1965, following voter approval of \$3,000,000 bond issue for a comprehensive upgrade the City’s water system.¹⁵ In 1965, engineers reported to the City that the process by which the hydrogen sulfide was removed was having an unintended consequence of oxidizing and weakening the roof of the plant.¹⁶ The building was damaged in the 1971 Sylmar Earthquake. The high cost of repair and refurbishment led the City to abandon the plant in 1976 and contemplate its demolition. 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.

Water in Beverly Hills. Access to an adequate and reliable water supply underlies the development of all of southern California. To oversee water acquisition and distribution, the Rodeo Land and Water Company created a subsidiary, the Beverly Hills Utilities Corporation. The City incorporated in 1914, in part to stave off an attempt to annex it to the City to Los Angeles and its new water supply from the Owens Valley. In 1923, the Utilities Corporation announced that it could no longer provide sufficient water for the City. It offered annexation to Los Angeles as an alternative, reputedly suspending a large sign reading “Annexation or Stagnation” over the well-traveled intersection of Canon Drive and Santa Monica Boulevard and even going so far as to delivery cautionary bottles of highly sulphurous water to residents with the message: “Vote for annexation or this is the kind of water you’ll have to drink.”¹⁷ Annexation was defeated by a vote of 507 to 337 and the City purchased the Utilities Corporation. This acquisition, along with improvements to the water supply, paved the way for the rapid expansion of the City in the 1920s. To further assure water supplies, in 1928, the City purchased the Sherman [West Hollywood] Water Company and began treatment of groundwater at the new Water Treatment Plant. In December of the same year, it also became a charter member of the Metropolitan Water District (MWD). In 1941, the City began receiving imported water from MWD to augment the locally treated water. With the closure of the Water Treatment plant in 1976, the City became completely reliant on imported water; however, it retained the right to develop groundwater obtained from the Hollywood Subbasin, the rights to which had originally been acquired with the Sherman Water Company.¹⁸ In 1997 the City began exploring the possibility of treating groundwater, sinking four new wells, and in 2003 opening a new water treatment plant located in the industrial triangle area. Approximately ten percent of

¹⁴ *Ibid.*

¹⁵ “Beverly Hills Will Vote on Water Bond Issue.” *Los Angeles Times*, October 4, 1964. “Beverly Hills Starts Water System Job.” *Los Angeles Times*, October 8, 1964.

¹⁶ “Beverly Hills Council Balks at Work Costs.” *Los Angeles Times*, November 18, 1965.

¹⁷ Andrews, Robert Hardy. “Beverly Hills at 60: How Long Can Lilliput Hold Out?” *Los Angeles Magazine*, January 1975.

¹⁸ S. A. Associates. *2010 Urban Water Management Plan. Prepared for the City of Beverly Hills. August 2011. Pages 1.3 -1.5.*

the City's water supply is now local in origin.¹⁹

Salisbury, Bradshaw, and Taylor. Little is known about the consulting engineers Salisbury, Bradshaw, and Taylor. They maintained their offices in downtown Los Angeles, at 714 West 10th Street. Alfred J. Salisbury, Jr., a hydraulic engineer, was a native of Port Hueneme and lived in Los Angeles until his retirement in 1932. Charles B. Bradshaw, a civil engineer, lived in South Pasadena while Arthur Taylor lived in Santa Monica. Newspaper accounts suggest that their practice was widespread, with Ventura County, and the cities of Camarillo and Torrance also amongst their clients. In 1925, the firm wrote a monograph for the Portland Cement Company entitled "Concrete Exposed to Alkali in Los Angeles and Vicinity." Following completion of the Waterworks in Beverly Hills, Arthur Taylor penned "Out with sulphureted hydrogen in drinking water" for *American City* and "Economic results of water softening and purification in Beverly Hills" for *Western City*.

Spanish Colonial Revival Style. The popularity of the Spanish Colonial Revival style is generally dated to 1915, when the Panama California Exposition held in Balboa Park in San Diego showcased architects Bertram W. Goodhue's and Carleton Winslow's vision of an architecture appropriate to southern California's history, climate, and lifestyle. Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival is generally characterized by stuccoed exterior surfaces, sometimes meant to simulate adobe; tiled roofs; arched openings; window grilles of wrought iron, turned wood *rejas*, or pierced stucco; and the incorporation of patios and courtyards into designs. Secondary materials can include wrought iron, both terra cotta and polychromatic glazed tile, darkly stained wood, and architectural terra cotta or cast stone. Precedents for the Spanish Colonial Revival included the Mission Revival style of the turn-of-the-twentieth-century, based on the mission complexes built in the late 18th and early 19th centuries in New Spain; the Mexican architecture imported by the earliest settlers of the region; and the inspiration provided to designers who traveled through, or read of, the architecture of the Mediterranean region.

Character-defining features associated with the Water Treatment Plant No. 1 are those features on the building dating from original construction in 1927-1928 or restored to their appearance in 1927-1928, and the property space as seen from the public rights-of-way on South La Cienega Boulevard, Le Doux Road, and Olympic Boulevard and from the public parks north and south of the building. Such features include its siting midblock between Gregory Way and Olympic Boulevard, with primary elevation facing La Cienega Boulevard; its landscaped setting; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Gabled roof (including moderate pitch; red clay tile roof (Mission type); cornice treatment; bracketed roof overhangs; monitor roof)

¹⁹ *Ibid.*

- Tower (including height, surface treatments, decorative vents, balustrades, setbacks, and cupola)
- Concrete construction, with board forms visible on exterior walls
- Buttress-like, scalloped wing walls
- Church-like design of east (primary) and west (secondary) elevations of central wing
- Focal windows (e.g., rose window and circular window on east, arched window over entry on west)
- Portals on east and west (paneled wood and glazed doors, sidelights)
- Blind arches
- Former vehicular entries on east façade of south wing (arched openings, round-headed and paneled doors, radiating windows)
- Architectural embellishments (e.g., decorative moldings, impost moldings, columns, piers, voussoirs and keystones)
- Multi-light, double-hung sash, casement windows, and industrial sash; window detailing, including pierced stucco grilles
- Arcade on north elevation
- Wrought iron balconies and grilles

EVALUATION OF HISTORICAL SIGNIFICANCE

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

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

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

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

- A. The property meets at least two of the following (significance) criteria:
 - 1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
 - 2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
 - 3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
 - 4. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
 - 5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;
 - 6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

- B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

- C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

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

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

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

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

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

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

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

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

Application of City Landmark (Significance) Criteria. In summary, based on current research and the above assessment the Beverly Hills Water Treatment Plant No. 1 located at 325 (333) South La Cienega Boulevard appears to meet the necessary City of Beverly Hills Landmark criteria (BHMC 10-3-3212).

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

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

BHMC 10-3-3212(A)(1) *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.*

The subject property 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. During the late 1920s and early 1930s, the City embarked on a remarkable program of municipal improvements, and the Water Treatment Plant was a highly visible cornerstone of that program. In addition, 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 Spanish Colonial Revival style. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. It was chosen for City Hall, most of the City's public schools, and most of the City's churches. Many of these buildings, including Water Treatment Plant, also have towers associated with them, making them truly landmarks in the sense of being place markers. In consideration of eligibility, the property appears to satisfy this criterion.

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

The property was built by the City of Beverly Hills. The engineering achievement by Salisbury, Bradshaw, and Taylor that it represents is addressed in Criterion A4. There are no known other individuals whose significant contributions to local history are reflected by the building. Therefore, the property does not appear to satisfy this criterion.

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

The property is an excellent example of the 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. 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. A more severe form of the Spanish Colonial Revival than was usually seen on residential buildings, the styling of Water Treatment Plant nonetheless is unmistakable in its architectural vocabulary of tile roofs, arches, and smooth exterior wall surfaces. The Beverly Hills Water Treatment Plant No. 1, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. Although modified by the elimination of a one-story extension of the south elevation, construction of a new wing, and adaptation of a new use, the property substantially resembles photographs of it taken not long after it was built and during the ensuing decades. The subject property appears eligible for local landmark designation under this criterion.

BHMC 10-3-3212(A)(4) *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.*

This property is the most well-known work of the firm Salisbury, Bradshaw and Taylor. It represented both an architectural and an engineering achievement and has been recognized as a landmark by the American Society of Civil Engineers. Salisbury, Bradshaw and Taylor are included in the City's List of Master Architects. In addition, the Water Treatment Plant No. 1 possesses high artistic or aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

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

The general area of La Cienega Park along La Cienega Boulevard between Olympic Boulevard and Gregory Way is considered part of the 1769 Portola Trail. It was designated with a commemorative plaque as California Historical Landmark 665 in 1959 by the California State Park Commission. 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 are designed and constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but 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.

BHMC 10-3-3212(A)(6) *The property is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.*

The property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor has it been formally determined eligible for listing on the National Register or the California Register. Although the property has not previously been listed or determined eligible, it was evaluated in the City's historic resources survey as eligible for inclusion in the National Register, and by inference, the California Register. The property does not satisfy this criterion.

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

The period of significance for the subject property is 1927-1928, when the property was built. 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 wing that was demolished was secondary in a visual sense and was rarely pictured. 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. Original features were restored or replaced in kind. The publicly visible portions of the building, comprising the primary (east elevation) and the secondary north, south, and west elevations, are therefore 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.

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

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. Therefore, the property satisfies this criterion.

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

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

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems. Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance.

Character-defining features associated with the Water Treatment Plant No. 1 are those features only on the building dating from original construction in 1927-1928 or restored to their original appearance in 1989-1991, and the immediately adjacent landscaping and pathways that provide a setting for the building, as seen from the public rights-of-way on South La Cienega Boulevard, Le Doux Road, and Olympic Boulevard and from the public parks to the north and south. Such features include its siting midblock between Gregory Way and Olympic Boulevard, with primary elevation facing La Cienega Boulevard; its landscaped setting; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Gabled roof (including moderate pitch; red clay tile roof (Mission type); cornice treatment; bracketed roof overhangs; monitor roof)
- Tower (including height, surface treatments, decorative vents, balustrades, setbacks, and cupola)
- Concrete construction, with board forms visible on exterior walls

- Buttress-like, scalloped wing walls and blind arches
- Church-like design of east (primary) and west (secondary) elevations of central wing
- Focal windows (e.g., rose window and circular window on east, arched window over entry on west)
- Portals on east and west (paneled wood and glazed doors, sidelights)
- Former vehicular entries on east façade of south wing (arched openings, round-headed and paneled doors, radiating windows)
- Architectural embellishments (e.g., decorative moldings, impost moldings, columns, piers, voussoirs and keystones)
- Multi-light, double-hung sash, casement windows, and industrial sash; window detailing, including pierced stucco grilles
- Arcade on north elevation
- Wrought iron balconies and grilles

CONCLUSION

As discussed herein, the Beverly Hills Water Treatment Plant No. 1 satisfies the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212).

The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." The subject property truly exemplifies a significant theme in the history of the City and 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 are a highly individualistic example of the Spanish Colonial Revival style as applied to an industrial property type. Under the requirements of subsection 10-3-3212(A)(4), the Water Treatment Plant No.1 satisfies this criterion in that it was designed by Salisbury, Bradshaw and Taylor, who are included in the City's List of Master of Architects, and it moreover "possesses high artistic and aesthetic value" as an expression of the ecclesiastical and Mexican hacienda precedents of the Spanish Colonial Revival style. 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.

The landmark designation boundary of the Beverly Hills Water Treatment Plant No. 1 building is shown as the dotted line on the accompanying scale map entitled "Landmark Property Boundary, Beverly Hills Water Treatment Plant No. 1" (see the Appendix). The nominated property is bounded by the legal description as recorded in the Los Angeles County Recorder's Office: Rancho Rodeo de Las Aguas Lot BD NE by Gregory Way E by La Cienega Blvd and NW line of TR# 5542 S by Olympic Blvd and W by Le Doux Rd part of acreage adj on E and part of Lot 11, but excludes all of the improvements to the north and south of the Waterworks building as bounded by the existing driveways and walkways surrounding the structure.

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APPENDIX

Location Map

County Assessor Map

Landmark Property Boundary Map

Sanborn Fire Insurance Map

DPR523 Forms (previous survey efforts)

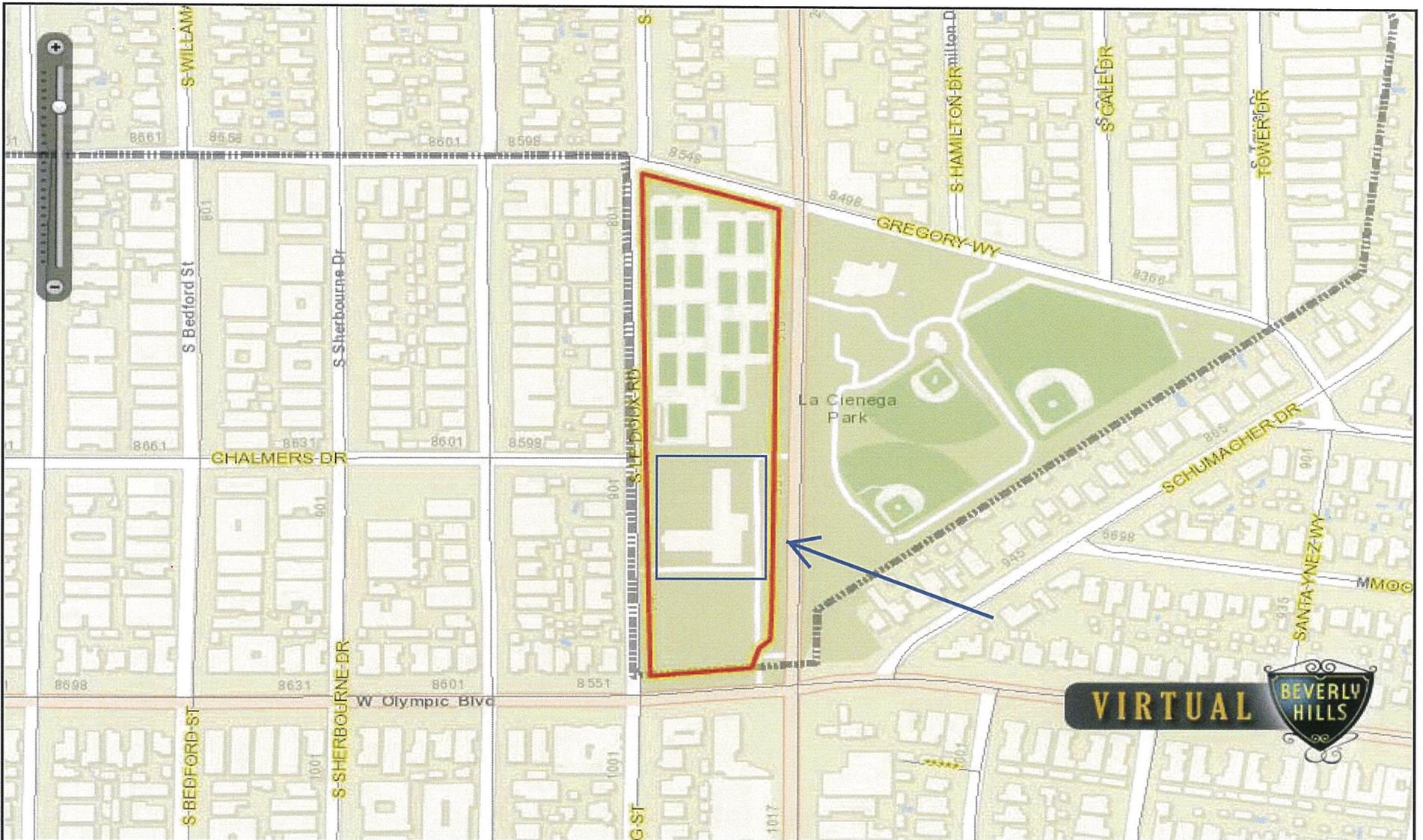
Early Permit History

Ephemeral Material

Photographs

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LOCATION MAP



© Copyright 2010 City of Beverly Hills. All rights reserved. Although we make every effort to provide accurate data herein, this map is only representational and no warranties expressed or implied.



84

168 m

Projection: Web Mercator

Author: OAC

Date: 1 April 2014

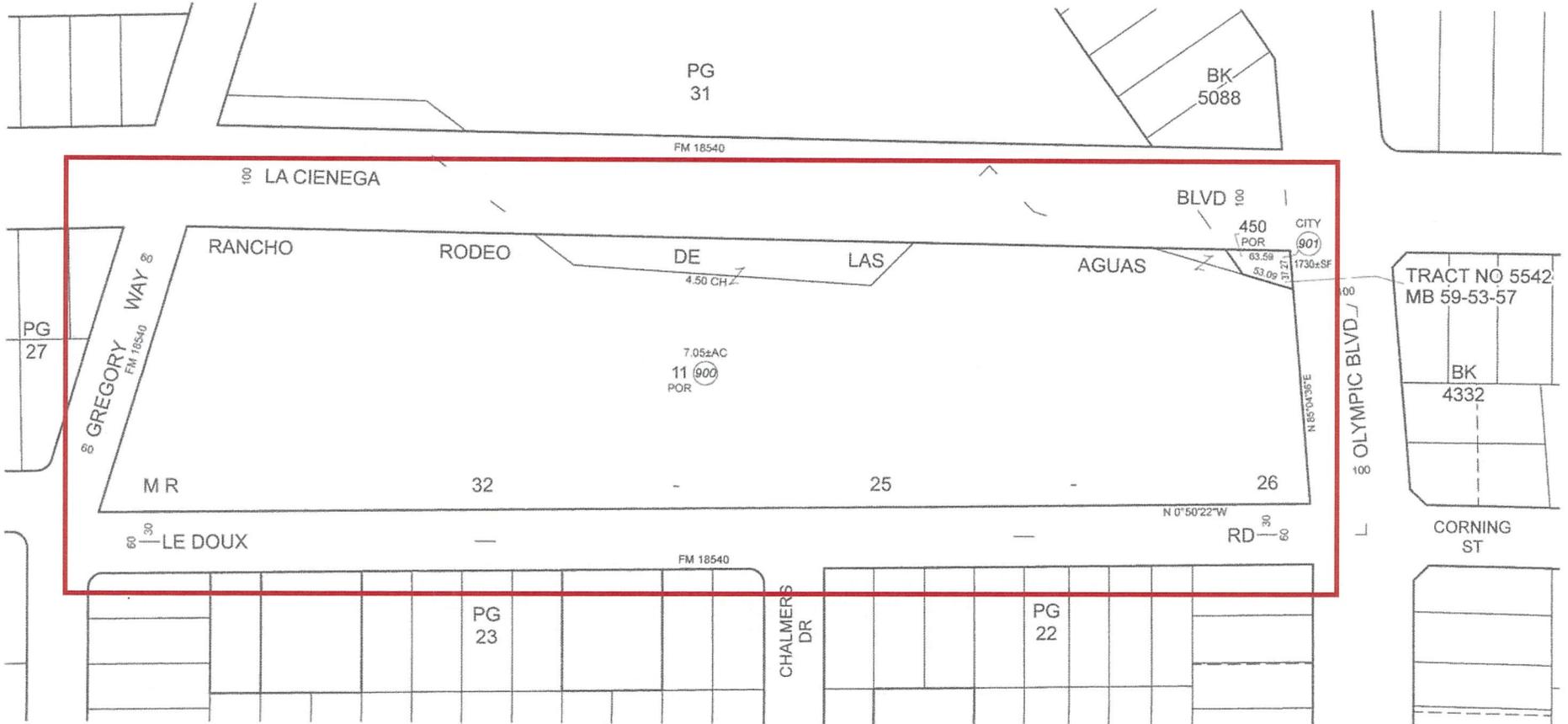
325 (333) S. La Cienega Boulevard
Location Map

COUNTY ASSESSOR MAP

2013

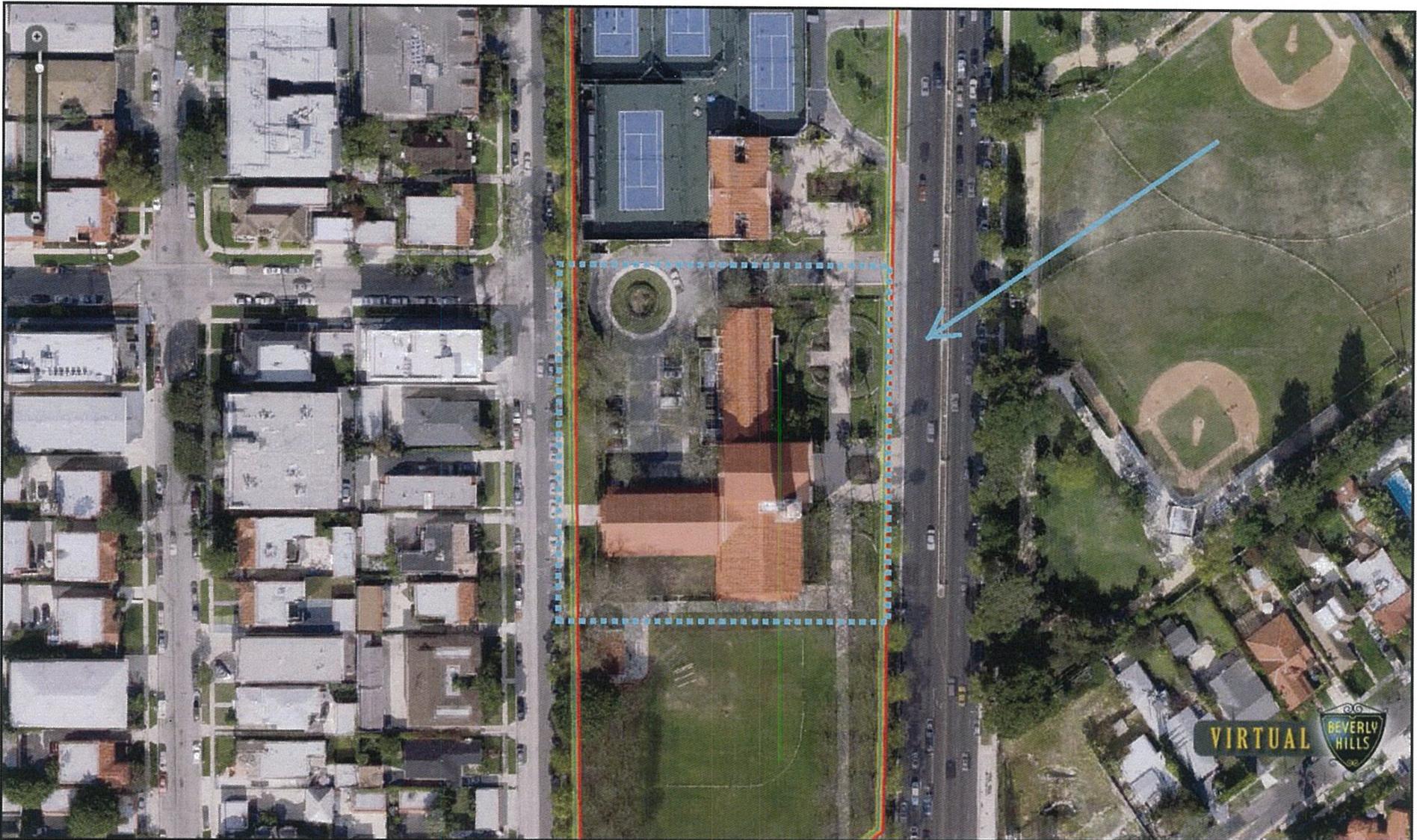


MAPPING AND GIS
SERVICES
SCALE 1" = 100'

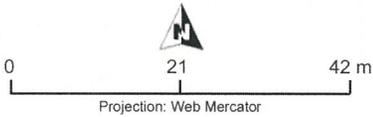


ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO
THE PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS,
UNLESS OTHERWISE NOTED.

LANDMARK PROPERTY BOUNDARY MAP



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Author: OAC

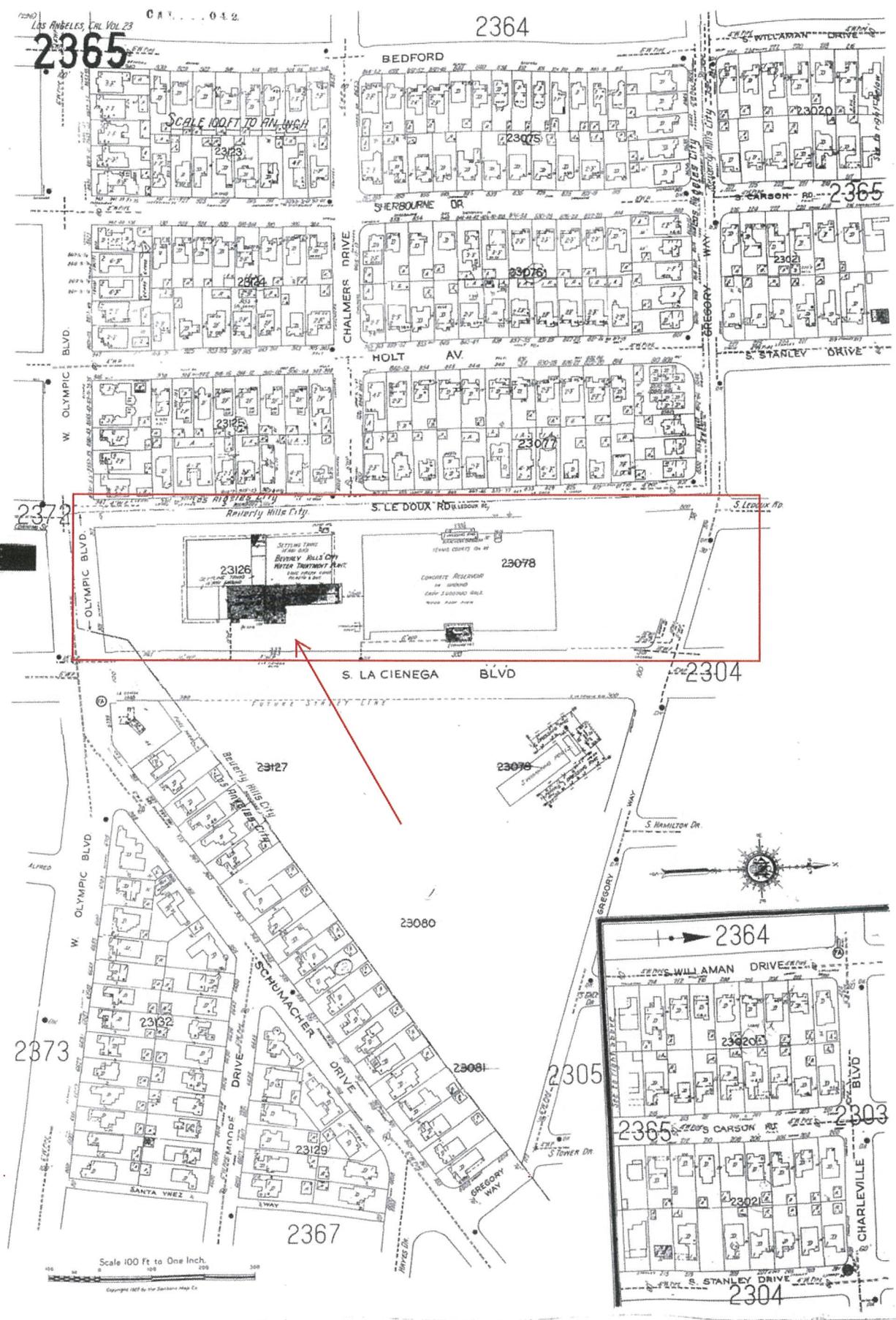
Date: 10 June 2014

Beverly Hills Water Treatment Plant No.1
Landmark Property Boundary

SANBORN FIRE INSURANCE MAP

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SANBORN FIRE INSURANCE MAP, Beverly Hills



DPR523 FORMS (PREVIOUS SURVEY EFFORTS)

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HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ o 111C NR 3 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm T2 T3 Cat HABS HAER Fed _____
UTM 11/372940/3769500

IDENTIFICATION

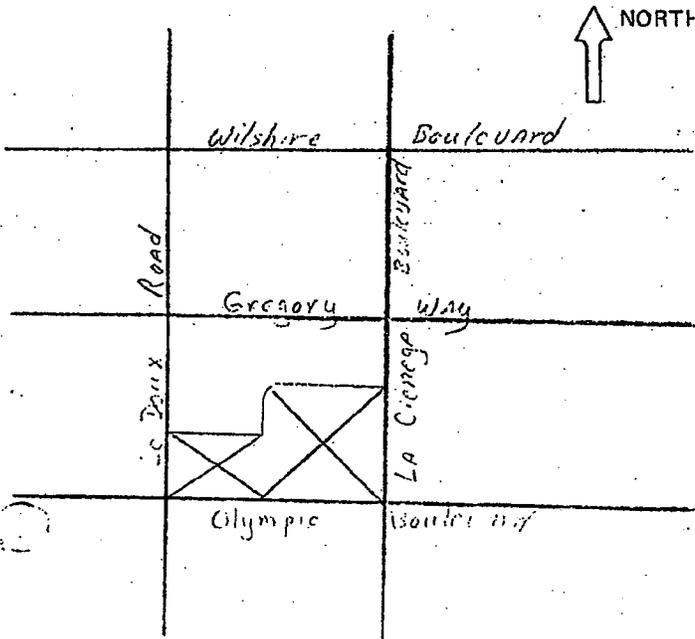
- Common name: LA CIENEGA WATER TREATMENT PLANT 1A-0213-7
- Historic name, if known: La Cienega Water Treatment Plant
- Street or rural address: 331 South La Cienega Boulevard
City: Beverly Hills ZIP: 90211 County: Los Angeles
- Present owner, if known: City of Beverly Hills Address: 450 North Crescent Drive
City: Beverly Hills ZIP: 90212 Ownership is: Public Private
- Present Use: water softening/filtration plant Original Use: water softening/filtration plant
Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The water treatment plant is a buff colored concrete structure with a red-tile roof. Its design was supposedly taken from the plan of a great Mexican hacienda, with attached church and granary (though the campanile seems more Italian). In the building's center is a campanile with walled up arcades, topped by a round cupola. Immediately adjacent is a section resembling a church facade complete with rose window (filled in) and arched, recessed doorway. On the facade's south side is an arcade within an arcade; these have either been walled up or replaced by aluminum doors. Tennis courts are on top of the reservoirs in the rear. Beverly Hills Water Department advises that recent earthquakes have severely damaged the structure.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
Lot size (in feet) Frontage _____
Depth _____
or approx. acreage 7.05
- Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other
- Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other
- Date(s) of enclosed photograph(s): September 1971

NOTE: The following (Items 14-19) are structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other reinforced concrete
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1927 This date is: a. Factual b. Estimated
17. Architect (if known): Arthur Taylor
18. Builder (if known): Carpenter Brothers
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other filtration pools i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The La Cienega Water Treatment Plant was the first plant on the Pacific Coast to provide municipally softened water, but this function has largely been supplanted by the increased use of Colorado River water. The architecture of the structure is its outstanding feature. Built almost fifty years ago, it was the first plant to be built with recreational and aesthetic considerations in mind. Tennis courts and other recreational features were planned with it, and the main structure's real purpose disguised by a church-like design. The plant has been recognized for both its architectural and scientific values by the American Society of Civil Engineers, Los Angeles Section, who have designated it Landmark Number 31.

Current plans call for the demolition of the building because it is no longer functional and earthquakes have damaged the structure.

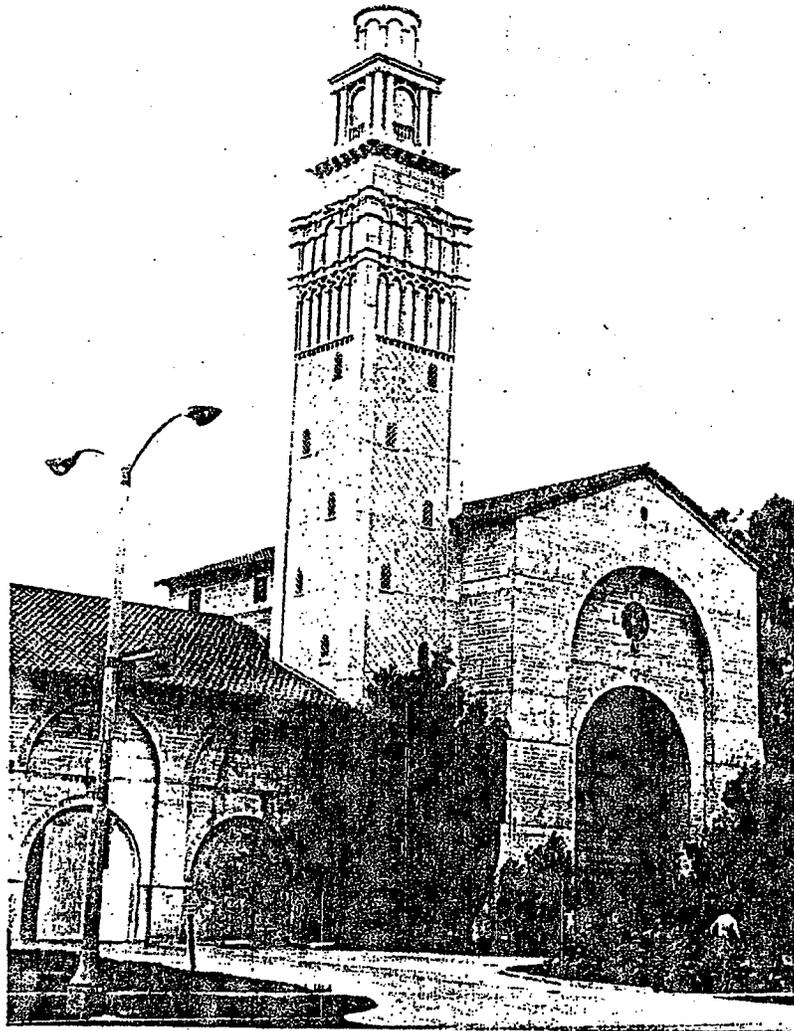
21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Easton, Fred. Beverly Hills: Portrait of a Fabled City. Los Angeles: Douglas-West Publishers, 1975. Benedict, Pierce, editor. History of Beverly Hills. Cowston-Meier Publishers, 1934. Sloss, Donald. "ASCE Sanitation Unit Report on La Cienega Water Treatment Plant," Los Angeles: ASCE, Los Angeles Section, May 1973.

23. Date form prepared: 10/1976 By (name): Dennis Smith-Tom Sitton May 1973
Address: 900 Exposition Boulevard City Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)



CONTINUATION SHEET

Primary #

HRI #

Trinomial

NRHP Status Code: 3S

Page 1 of 1 Resource Name or # *La Cienega Wtr Trtmnt/Acad. of MPA&S* Continuation Update

P2. Location: *333 South La Cienega Blvd.*

B10 Significance:

Since the completion of the previous survey in 1985-86, the La Cienega Water Treatment Plant has been adaptively reused as the new headquarters of the Academy of Motion Picture Arts and Sciences. Following its adaptive reuse, the building appears in good condition and remains eligible for individual listing in the National Register, California Register, and for local listing or designation.

P5b Description/Date of Photo: *East elevation, looking west/May 2004*



P8. Recorded by: *Jan Ostashay, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618*

P9. Date Recorded: *Tuesday, June 01, 2004*

EARLY PERMITS HISTORY

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All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS

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

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

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

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

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

Lot No. Block Tract
(Description of Job)

No. 333 N. La Cienega Street
City Water Plant Pump house
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Power house No. of Rooms No. of Families
 - Owner's Name City of Beverly Hills Phone
 - Owner's Address above
 - Architect's Name Phone
 - Contractor's Name Carpenter Bros Phone
 - Contractor's Address
vi
 - VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$5000.00
 - Is there any existing building on lot? How used?
 - Size of proposed building x Height to highest point feet
 - Size of lot Character of ground adobe
 - Number of Stories in height 1 set back from property line: Front Rear Side
 - Material of foundation concrete Size of footings 2' Size of wall 12" Depth below ground 12"
 - Redwood Mud Sills x Girders x Posts under Girders x
 - Material of chimneys No. of inlets to flue Interior sizes of flues x Thickness of flue
 - Materials of Exterior Walls Concrete Material of interior construction
 - Area of lot Area of all Bldgs. on lot Per cent of lot covered
 - Will all provisions of State Dwelling House Act be complied with?
- EXTERIOR studs x INTERIOR BEARING studs x Interior Non-Bearing studs x
Ceiling joists 2' x 4" Roof rafters 2' x 4" FIRST FLOOR JOISTS x
Second floor joists x Specify material of roof Tile

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

(Sign here)

[Signature]
(Owner or Authorized Agent.)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. ✓ <u>6820</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued <u>MAY 24 1927</u>
-----------------------------	--	--	--

..... Superintendent of Building.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS

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

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

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

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

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

Lot No. Block Tract

(Description of Job)

*Part of Lot A of Rancho
Rodeo de Las Aguas*

No. *333 - La Cienega* Street

(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building *Water Works* No. of Rooms No. of Families
 - Owner's Name *City of Beverly Hills* Phone
 - Owner's Address
 - Architect's Name *Salisbury Bradshaw + Taylor* Phone
 - Contractor's Name *Carpenter Bros* Phone
 - Contractor's Address *437 - N. Canon St. B.H.*
 - VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.} *\$145,000.00* *#37875*
 - Is there any existing building on lot? *no* How used?
 - Size of proposed building *100* x *200* Height to highest point *40* feet
 - Size of lot Character of ground
 - Number of Stories in height *3* set back from property line: Front Rear Side
 - Material of foundation *concrete* Size of footings *12" x 12"* wall Depth below ground
 - Redwood Mud Sills Girders Posts under Girders
 - Material of chimneys No. of inlets to flue Interior sizes of flues Thickness of flue
 - Materials of Exterior Walls *concrete* Material of interior construction *concrete*
 - Area of lot Area of all Bldgs. on lot Per cent of lot covered
 - Will all provisions of State Dwelling House Act be complied with? *yes*
- EXTERIOR studs INTERIOR BEARING studs Interior Non-Bearing studs
- Ceiling joists Roof rafters FIRST FLOOR JOISTS
- Second floor joists Specify material of roof *Tile*

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

CITY OF BEVERLY HILLS

WATER DEPARTMENT

(Sign here) *[Signature]*
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <i>7235</i>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	Plan Examiner	Clerk	NOV 2 - 1927

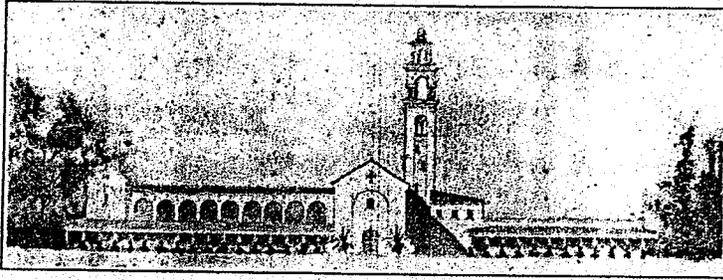
Superintendent of Building.

37875

EPHEMERAL MATERIAL

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PROPOSED AERATION PLANT



The architect's sketch of the new proposed building to house the aeration and filtration plant authorized for the city's 21 acres in the southeast section of the city was approved by the Board of Trustees Monday night. It will cost \$200,000 and an additional \$20,000 is to be spent for landscaping and beautification.

\$200,000 BUILDING FOR WATER PLANT

Proposed Structure to Be of
Spanish Design

PLANS FOR LANDSCAPING

Process for Treatment Out-
lined by Engineer

Approval of the plans for a \$200,000 building to house the new Beverly Hills water treating and aeration plant was made Monday night by the Board of Trustees, and the consulting engineers were instructed to proceed with the project.

The building will be located on the city's 21-acre tract at La Cienega Boulevard and Le Doux Road. It will be of concrete construction, with a cream-colored stucco exterior and red tile roof, carrying out the Spanish motif.

The structure, when completed, is to measure 200 feet in width, 280 feet in length, and the high central tower will reach about 100 feet into the air, the plans show.

In order that the building may be attractive to the eye as well as to serve for water purification, the sum of \$20,000 will be spent for landscaping and beautification of the grounds. This marks the first step in what may result in the formation of a municipal park on the city property.

The large two-story unit will house a water laboratory, offices, and a number of chemical-feeding machines. The smaller unit serves as the housing for the operating floors of the filters.

The method of operation, including the chemicals which have been found necessary to use to treat Beverly Hills water, the capacity and other data regarding the plant were given today to the Citizen by R. L. Derby, member of the firm of Salisbury, Bradshaw and Taylor, consulting engineers in charge of the \$1,000,000 water project.

Aeration of the water is the first step in the treatment process. This is accomplished by spraying the water from a special nozzle and allowing the air to pass through it. The second step is the addition of lime, which breaks the hardness of the water, and the allowing of the treated product to stand in a tank where the lime settles out.

From the tank the water is piped to four basins where a quantity of alum is added, allowed to precipitate, and the gelatinous substance slowly settles to the bottom, carrying with it all particles that might be present. Five filter units in which gravel and sand are used complete the process. In addition, a tank will be obtainable for the introduction of chlorine if this treatment is found advisable on any supply of water that is brought in.

The complete time of retention is 12 hours, Engineer Derby said, a longer period than is required for most plants. This is made necessary, he said, because of the sulphurous condition of Beverly Hills water. The sulphur which is in suspension is in very fine particles and requires a long period to settle out.

The reservoir now being constructed, to be used in connection with the new plant, will hold 5,000,000 gallons, a supply sufficient to meet the city's needs in case of any emergency.

Engineer Derby pointed out that the tower would serve as an exhaust for the air used in aeration, and is designed so that the odor resulting from the process will be thoroughly dissipated before it reaches the ground.

The building will be of sufficient size, he pointed out, to handle a complete new unit when it is needed, practically doubling the proposed capacity of the plant.

Through the work now being done at a small plant built for experimental purposes, the exact amount of treatment has been ascertained and the new plant will be a large reproduction of this model.

BRADSHAW & TAYLOR
Beverly Hills Water Treatment Plant
331 S. La Cienega Blvd.

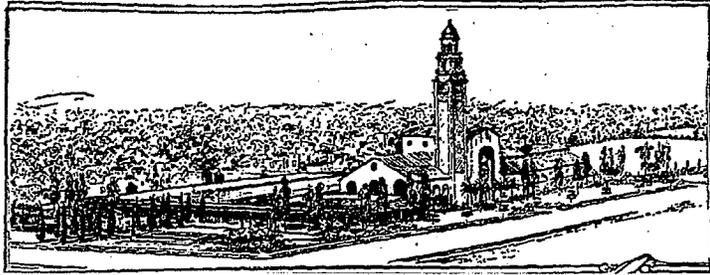
BHC 4-7-27

p. 1, 16 ill.

"\$200,000 Building for Water Plant"
Plans drawn by Bradshaw & Taylor approved by
Board of Trustees.

BEVERLY HILLS CONSTRUCTING PLANT

Ornate Water Project Located on Landscaped Site



Bird's-eye View by J. B. Morris of Beverly Hills Nurseries, Landscaping Department

BEAUTY of architecture and landscaping make the new Beverly Hills water treatment plant, being completed at La Cienega Boulevard and Country Club Drive, a public improvement project of unusual distinction. The structure calls for a cost of \$147,882.73 and with site, machinery and verdurous adornment, the project represents an investment of about \$350,000.

The building faces on La Cienega Boulevard, the grounds extending to Country Club Drive on the south, Le Doux Road on the west and Gregory Way at the north. The structure was designed and planned by Salisbury, Bradshaw & Taylor. With its surrounding of trees, lawns, flowers and shrubs placed according to carefully devised landscaping plan, the place has the appearance of a beautiful park and, especially on the south side, lends itself to such purpose for visitors. Seymour Thomas, landscape architect, prepared the landscaping plans and the work is under inspection of George V. Chapman, Superintendent of Parks and Parkways at Beverly Hills, it was stated.

A \$400,000 bond issue, sanctioned at the election in Beverly Hills last Monday, will provide for installing two recreation parks, Mr. Chapman said. One will be located across the street to the east of the water plant and will occupy a site about ten acres, having La Cienega Boulevard, Country Club Drive and Gregory Way as its boundaries, it was announced. It will be equipped with tennis courts, baseball diamond, playgrounds, wading pools and other recreational facilities, Mr. Chapman said.

The other contemplated park is to be located on a sixteen-acre site facing Country Club Drive on the south and Linden Drive on the east, it was stated. Mr. Chapman will supervise their installation.

Two Cities Will Study Industry and Farm Land

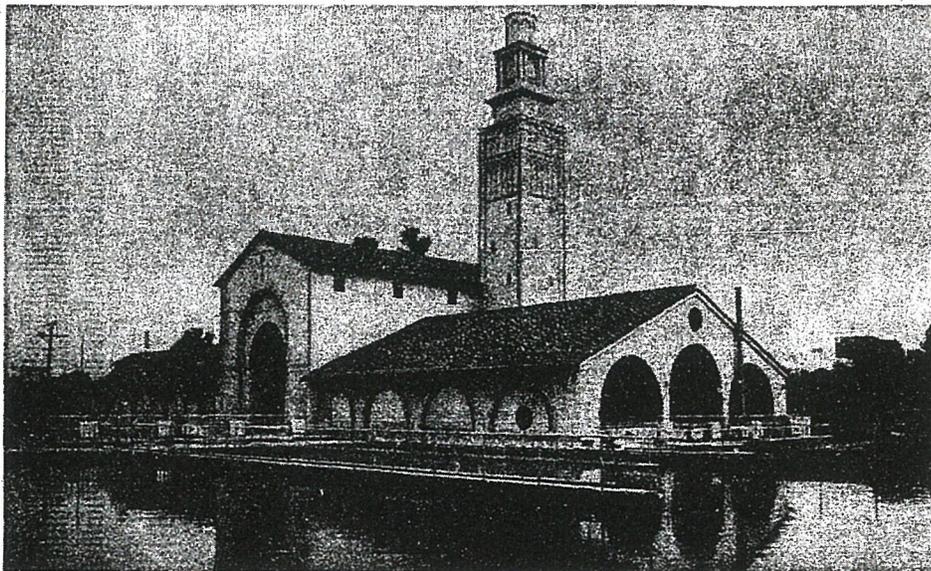
The real estate boards at Modesto and Riverside will conduct farm and industrial conferences on Saturday, May 12, and Saturday, May 26, respectively, according to announcement by the California Real Estate Association. Topics of State-wide interest and importance to local communities will be presented by eminent speakers.

Agricultural communities of the State are beginning to reach out for industrial development, according to William H. Daum, State chairman of industrial real estate for the California Real Estate Association.

Workmen Speed New Pavement

Speed is one of the performance requisites in the contract let by the Santa Monica Land and Water Company for the paving of Marquee avenue from Beverly Boulevard through Huntington Palisades to the beach at Santa Monica Canyon.

The large concrete mixers manuevered by a corps of men and supported by a battery of motor trucks are completing 500 running feet of paving a day, according to Percy W. Ralston, sales manager of the Santa Monica Land and Water Company. The early completion of Marquee avenue will re-establish the artery as the main connecting link between the mesas of Santa Monica Highlands and the beach, as well as affording the first direct access to the ocean from scenic Beverly Boulevard leading from Los Angeles.



BEVERLY HILLS WATER SUPPLY.— Heavy pumps are used to bring treated water from reservoir under the tennis court in La Ci-

enege Park to smaller reservoirs. From there it is pumped to facilities at higher elevations before going into distribution system.

Times Photos

Beverly Hills Will Vote on Water Bond Issue

\$3 Million Asked to Finance Renewal Improvement of Municipal System

BY ANTON CALLEIA

Times Staff Writer

BEVERLY HILLS — Voters here will go to the polls Tuesday, Oct. 6, to vote on a \$3 million bond issue to finance renewal and improvement of the municipal water system.

And although there is no known organized opposition to the proposed bond issue, city leaders are leaving nothing to chance and are doing their utmost to insure voter approval of the measure.

Passage of the bond issue, say civic leaders, will not entail an increase in municipal taxes because the proposed general obligation bonds would be redeemed with Water Department charges for water.

A Citizens' Water Committee, headed by veteran community leader Felix Rothschild, had distributed the pro arguments on the issue.

The committee states that

1—Lose its enviable fire rating (only San Francisco and Bakersfield enjoy a better rating); and

2—Be forced to cease existing as a separate municipality.

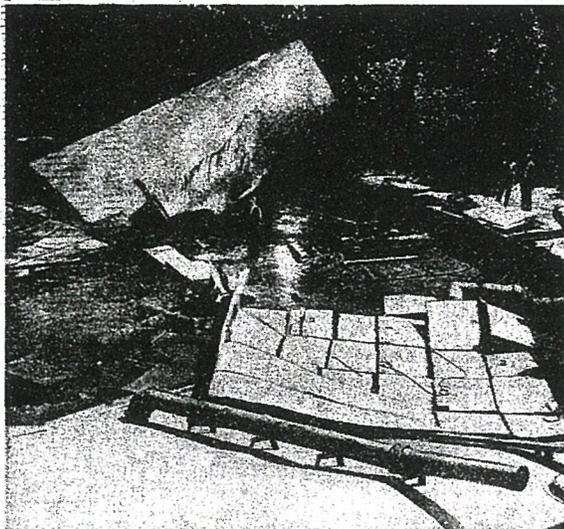
Total water storage capacity in Beverly Hills is 27 million gallons, but on a hot summer day in 1963, the city consumed 19 million gallons, leaving only 8 million gallons for fire fighting standby. On an average day the city uses 12 million gallons.

From the proposed bond issue \$1,787,000 would be used for construction of new reservoirs which would increase storage capacity by 9 million gallons, Rothschild said.

The rest of the bond issue



RIDDING WATER OF MINERALS.—Earl La Motte, senior water treatment operator, measures lime flow into sedimentation basin. Hydrated lime, together with an acid, is used to precipitate minerals out of water from 19 deep wells.



RESERVOIR RETIRED.—Age and danger of bursting forced the removal of a 1.5 million gallon water tank at Coldwater Canyon and Loma Linda Dr. It was built in 1937 and is one of several installations which need reconstruction.

BOND ELECTION

Continued from First Page

money would be spent thusly: \$511,400 for new pumps; \$109,100 for new purification equipment, and \$104,900 for new wells to replace ones which are fast running dry.

All the proposed work would be accomplished in the next four years, Rothschild said.

As a charter member of the Metropolitan Water District, Beverly Hills can purchase as much as 17.77 million gallons a day from the MWD. But the city operates 19 deep wells of its own: five south of Beverly Hills near Culver City; seven in West Hollywood, which is served by the system, and the rest within the city.

Treated Water

Water from the wells located in the city and south of it has to be thoroughly treated before it is pumped into the system.

This well water is very hard and contains heavy amounts of hydrogen sulfide gas, a gas that smells like rotten eggs.

Chlorine and copper sulfate is added to the water at the well sites, then it is pumped to the main treatment plant at Olympic and La Cienega Blvds.

At the plant it is aerated to get rid of the hydrogen sul-

fide. The aeration is accomplished by spraying the water through nozzles resembling lawn sprinklers.

Next, hydrated lime and ferric chloride (a coagulant) are added to the water to induce flocculation (forming of clouds) of minerals held in suspension. Then the water flows into a series of settling tanks where the minerals contained in it are removed through precipitation.

Repeated Again

This clarifying process is repeated again before the water flows into a tank where carbon dioxide is added to reduce the pH (alkalinity) resulting from the lime treatment. This carbonation also causes additional precipitation of calcium as calcium carbonate.

In the final stage the well water is filtered through sand and delivered by gravity to the 5-million-gallon reservoir under the tennis courts on La Cienega Blvd. Chlorine (.05 parts to a million parts of water) is added before the final filtration.

Protect Right

The city's right to extract water from the water table is based on use and the city wants to protect this right to avoid becoming entirely dependent on the MWD.

"If we give up our own waterworks," said City Administrative Officer Lyman Cozad, "the MWD would have no distributing agency here, except for the Los Angeles City Department of Water and Power which, for the most part, serves only Los Angeles."

"This means that the

pressure on us for annexation to Los Angeles would become practically unbearable."

The proposed bond issue has the support of the Chamber of Commerce and Civic Assn. and of the Municipal League of Beverly Hills.

PHOTOGRAPHS



PHOTO - 1: East (front) elevation, looking southwest



PHOTO - 2: Façade (east elevation), looking northwest

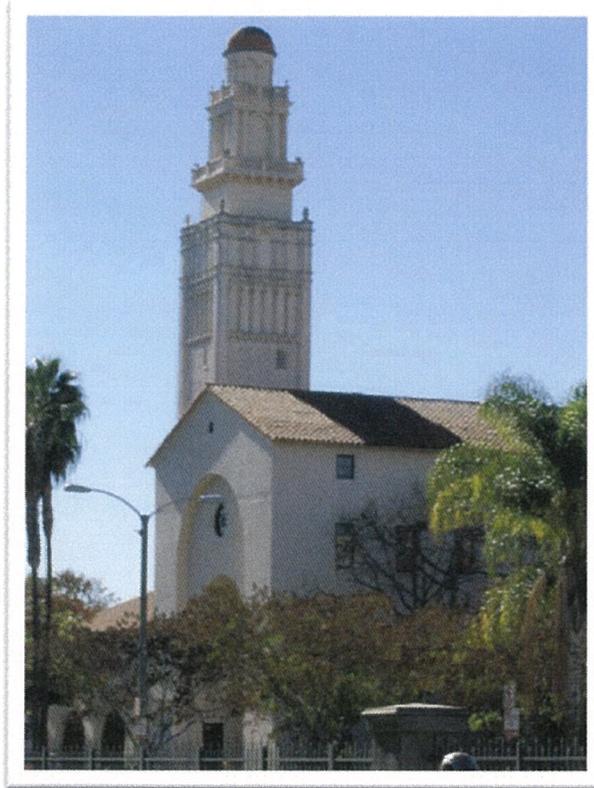


PHOTO - 3: Central section of east (front) with ornate steeple/tower, looking southwest

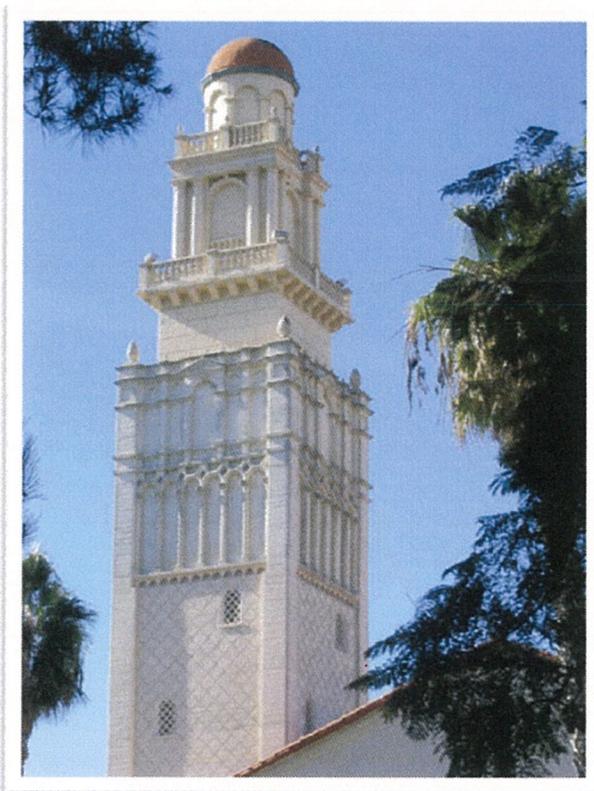


PHOTO - 4: Looking west at east (facade) elevation of steeple/tower element

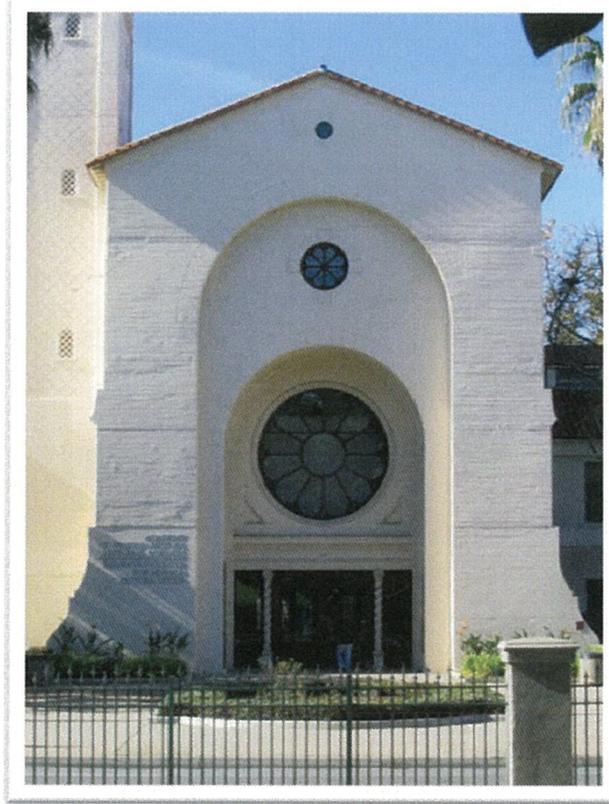


PHOTO - 5: Details of central section of east elevation, looking west

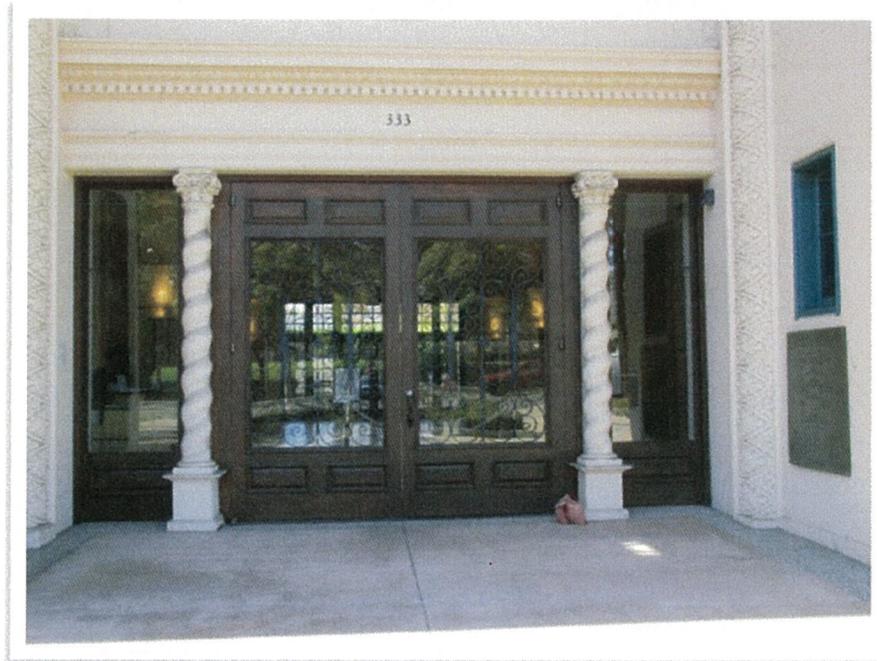


PHOTO - 6: Main entry foyer area details along east (façade) elevation, looking west



PHOTO - 7: North section of building (east elevation), looking west



PHOTO - 8: South section of building (east elevation), looking west

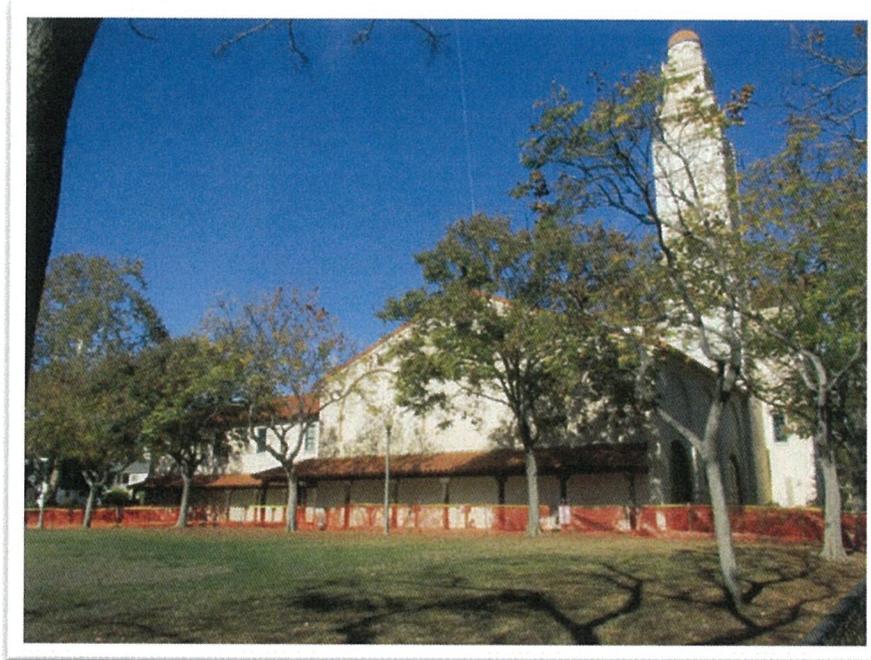


PHOTO - 9: South (side) elevation, looking northwest

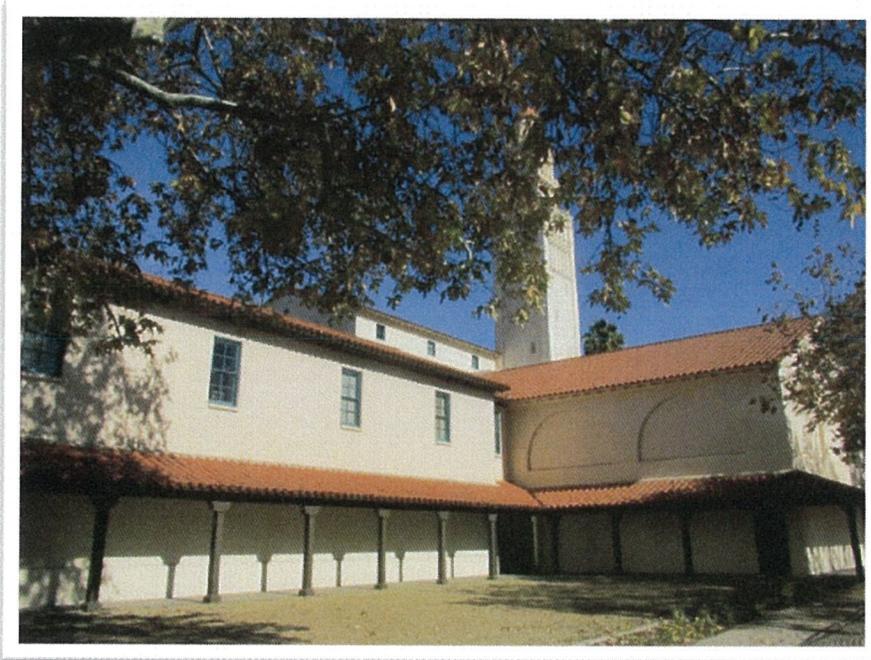


PHOTO - 10: South (side) elevation, looking northeast



PHOTO - 11: Entry to west wing (west elevation), looking east



PHOTO - 12: North portion of west (rear) elevation, looking east

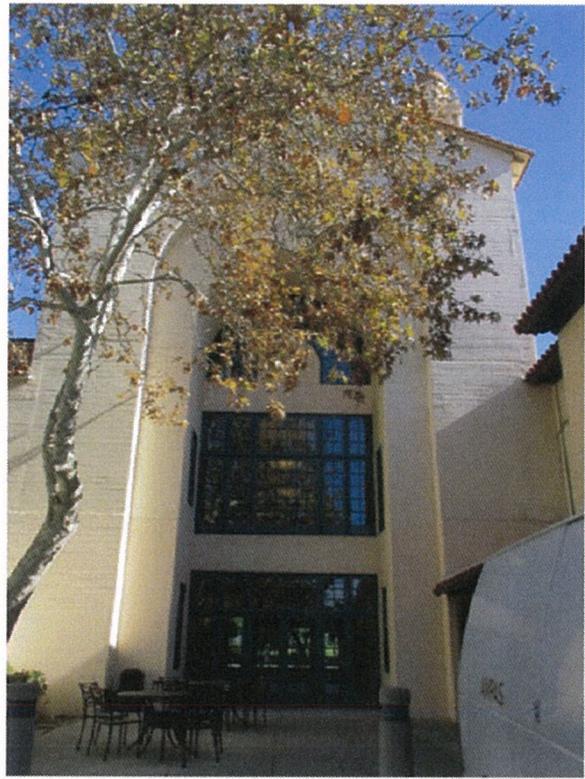


PHOTO - 13: Entry from rear parking lot (west elevation), looking east



PHOTO - 14: West wing from rear parking lot (west elevation), looking southwest



PHOTO - 15: North (side) end of north wing, looking south

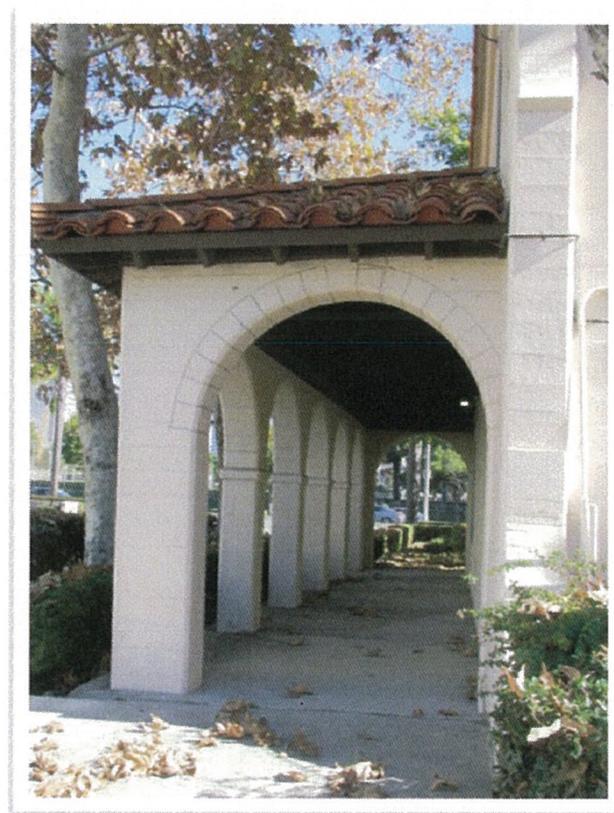


PHOTO - 16: Looking east through loggia at north end of north wing of property

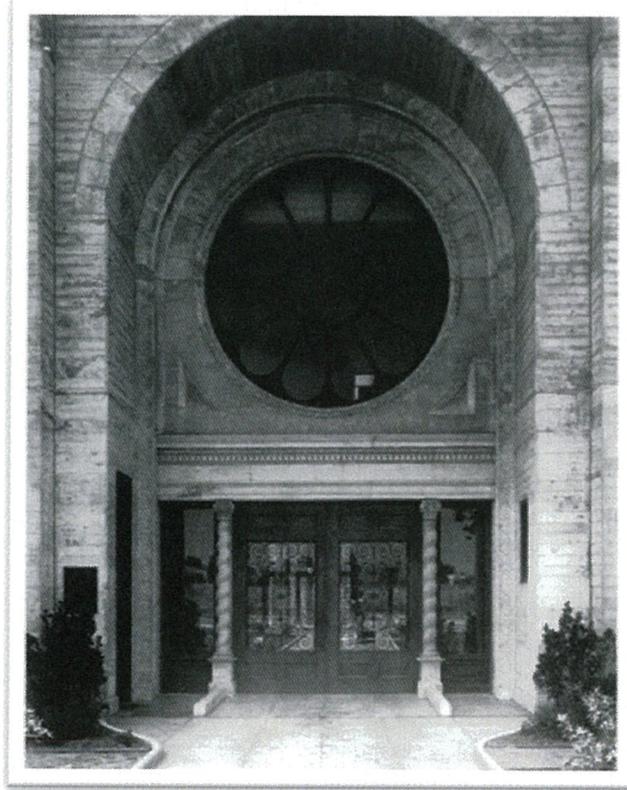


PHOTO - 17: Fenestration detail on east (front) elevation, looking west

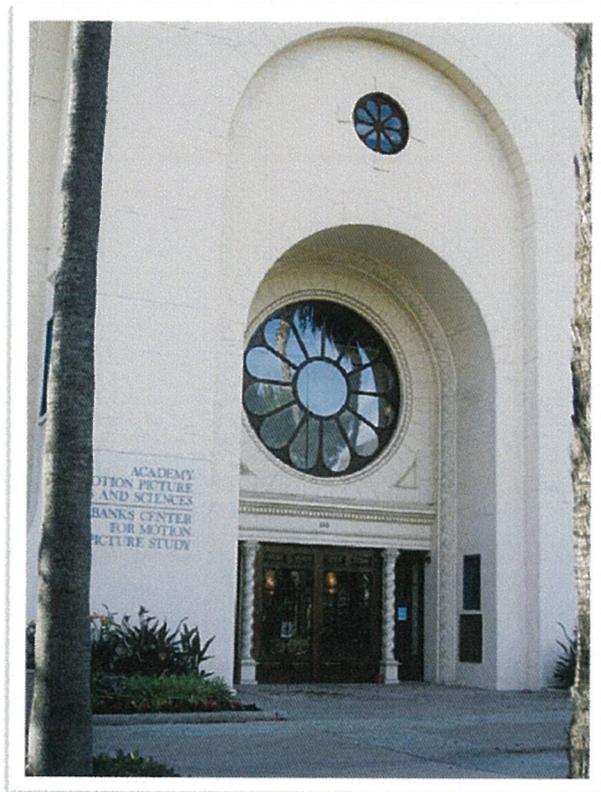


PHOTO - 18: Central section detail along east (façade) elevation, looking northwest



PHOTO - 19: Entry door and architectural details along east (front) elevation of south wing, looking northwest



PHOTO - 20: Oblique view of property, looking southwest

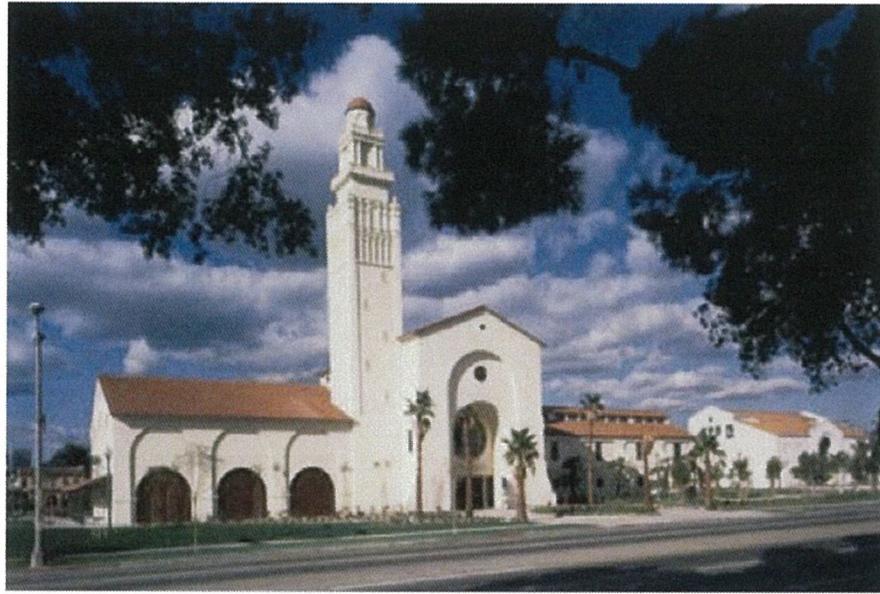


PHOTO - 21: Beverly Hills Waterworks Building 2013 (Los Angeles Conservancy)



PHOTO - 22: Beverly Hills Waterworks Building, c. 1930 (USC Photo Collection)



PHOTO - 23: Central rose window detail above main entry on east elevation of central wing



PHOTO - 24: East wall detail of south wing, looking northwest



PHOTO - 25: View of property, looking northwest, c.1928 (credit: LAPL)

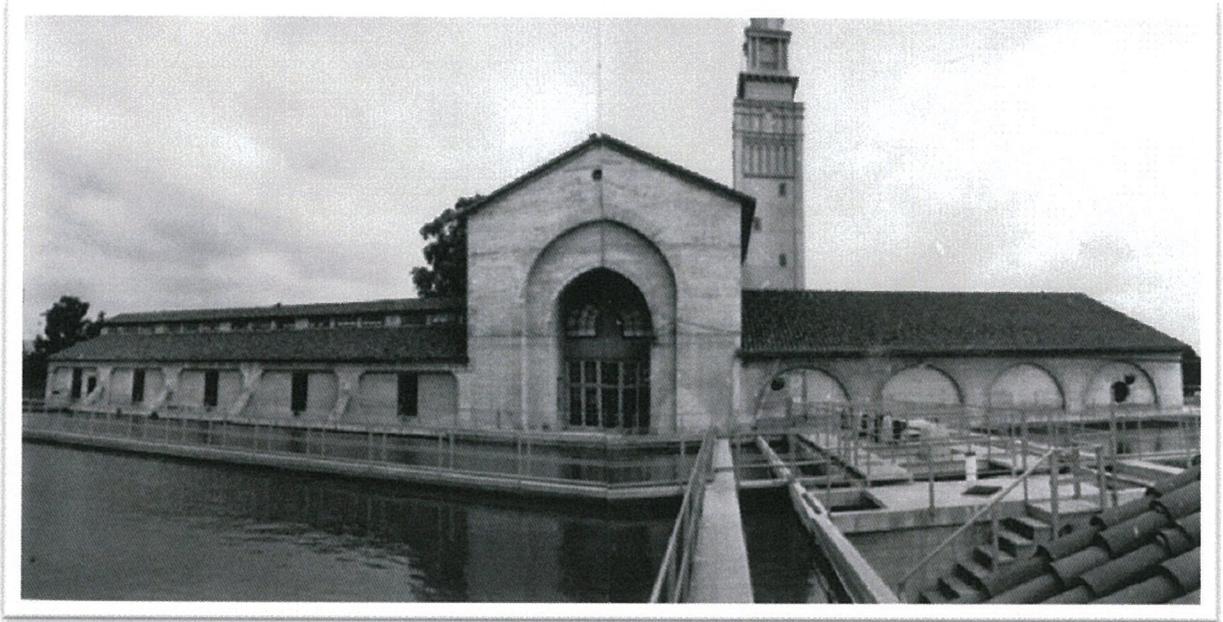


PHOTO - 26: Rear (west) elevation of building, looking east, c1928 (credit: LAPL)

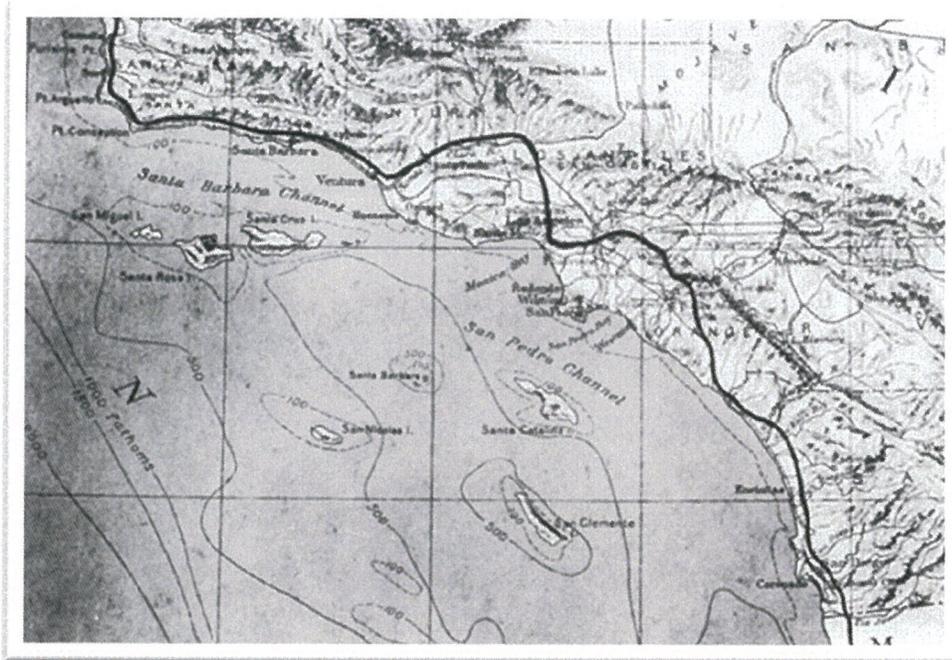


PHOTO - 27: Portola 1769 expedition from San Diego to San Luis Obispo (credit: USC Digital Library)

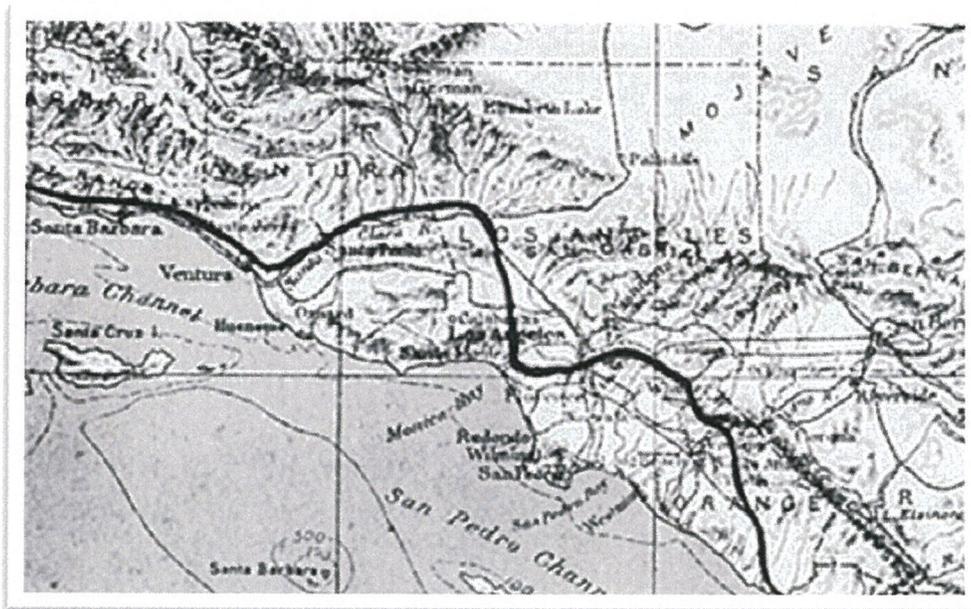


PHOTO - 28: Detail view of Portola 1769 route projected onto a modern map (credit: USC Digital Library)



PHOTO - 29: Context view of historical plaque location, looking northwest (credit: Google Earth)

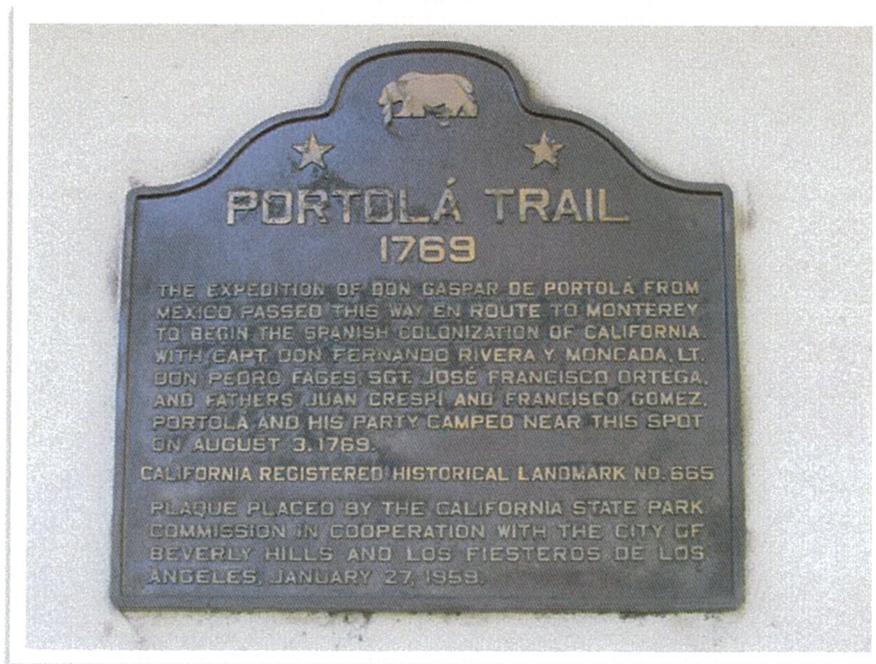


PHOTO - 30: Historical plaque on east wall of parking structure below tennis courts, looking west

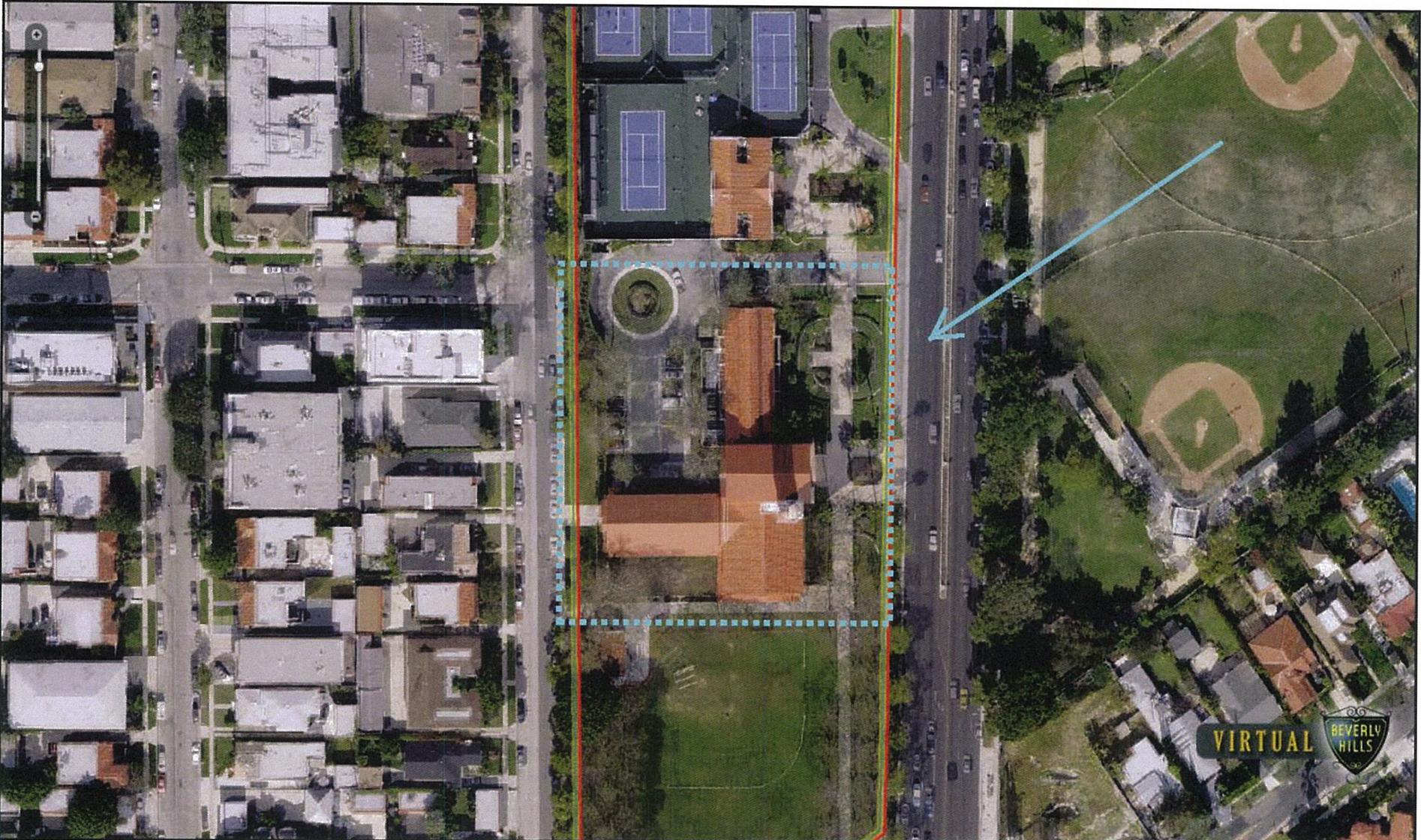
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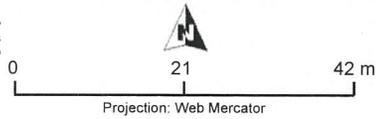
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EXHIBIT B



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Author: OAC

Date: 10 June 2014

Beverly Hills Water Treatment Plant No.1
Landmark Property Boundary