



## **Attachment 4**

Resolution Designating the Helms Estate  
at 135 Copley Place as a Local Landmark

RESOLUTION NO. 14-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS DESIGNATING THE HELMS ESTATE AT 135 COPLEY PLACE AS A LOCAL LANDMARK AND PLACING THE PROPERTY ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On January 8, 2014, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 135 Copley Place, Beverly Hills, pursuant to Section 10-3-3215 A of the Historic Preservation Ordinance, and concluded that the property at 135 Copley Place, 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 the Helms Estate at 135 Copley Place, Beverly Hills prepared by Jan Ostashay of Ostashay & Associates Consulting, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Helms Estate at 135 Copley Place, Beverly Hills as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Jan Ostashay of Ostashay & 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 Helms Estate at 135 Copley Place was constructed in 1928. This two-story Spanish Colonial Revival residence is set behind a rusticated stone wall with ornate wrought iron gates that open onto Copley Place. With a horizontal orientation, the house is set back from the street as a “U” shape motor court framed with landscaping and a fountain that helps provide the setting for this generously scaled single-family home. A long driveway adjacent the motor court and also accessed from Copley runs along the northern property line and leads to an attached four car garage. Typical of the Spanish idiom are design features that include smooth stucco siding, a multi-hipped rustic tile roof with overhanging eaves, bracketed under eaves, shuttered multi-pane casement windows and French doors, and recessed windows boxed by wrought iron grilles. The primary (east elevation) façade is asymmetrical in plan with varied size window openings flanking a centrally located entry approach that is defined by a pronounced classically inspired ribbed molding frame, recessed covered entry porch, and wood panel front door. Other features of the dwelling include upper-story balconettes and balconies supported by wooden and wrought iron brackets some with wood posts supporting their overhanging roof elements; wrought iron window grilles, gates, light fixtures, and balcony railings; mid-roof stucco sheathed chimneys with decorative tile caps; leaded glass windows on the façade; paved perimeter pedestrian walkways and stairs, and multi-level roof forms.

Designed by noted architect Gordon B. Kaufmann, the rambling Spanish house has a modified “U” shape plan with the two wings of varying heights and pitch that extend out west towards a terraced

landscaped back yard with terrazzo patio deck, garden court with reflecting pool and fountains, paved walkway paths and low-rise stucco border walls with tile coping, separate octagonal shape limestone tea house, pergola with stone walkway, rose garden, and swimming pool, as well as a view of the adjacent Los Angeles Country Club and wooded ravine. The rear of the house wraps around a large paved decorative terrazzo patio deck that opens to the west onto the terraced courtyard beyond. What was once a recessed, open loggia but was enclosed in the early 1930s with multi-pane arched shape fenestration abuts this patio area as does a larger semi-outdoor loggia area to the south. Both loggias feature the original arched shape openings separated by decorative columns. The terrazzo flooring of the patio area includes multi-color marble set in a stylistic geometric pattern of squares, circles, waves, borders, and other forms. The flooring within the semi-outdoor loggia is more classical in composition and is also of multi-color terrazzo set as square shape tile pavers. A large stone planter box sits in the middle of the outdoor terrace area.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Helms Estate at 135 Copley Place, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Helms Estate is individually eligible under "significance" criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* Beverly Hills encompasses a wide variety of residential properties and neighborhoods. However, the homes constructed in and around Copley Place were built by upper-class residents with substantial financial resources and social and professional connections to some of Southern California's most prominent architects and landscape architects. With large budgets and an appreciation of fine design and craftsmanship, many residents constructed homes to reflect their status. This then helped to establish the overall character of the area and lent credence to the image of Beverly Hills as an upscale, exclusive area. The subject property

with its Spanish Colonial Revival styling designed by prominent architect Gordon B. Kaufmann for business executive Paul H. Helms is a physical manifestation of that unique residential development pattern. Because of its period of construction, architectural style, size and scale, location, and historical associations it directly exemplifies and represents an important aspect of the City's architectural heritage. As such, the property satisfies criterion A.1.

The Helms Estate at 135 Copley Place Beverly Hills is individually eligible under "significance" criterion A.2. *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.* The property was built for Paul Hoy Helms and his family. Paul H. Helms was founder and president of the Helms Bakeries in Culver City, which was founded in 1930. Having relocated from the East Coast, Paul H. Helms, an executive in the baking industry as well as a sports philanthropist, had the Copley house designed and built for he and his family just as he was beginning his bakery business. Within only a few years, Helms had established a bakery empire in the Southland, even providing baked goods to the Olympic athletes of the 1932 Los Angeles Summer Olympic games. The Copley Place residence not only served as the family's home it was also Helms' second office. The Helms lived in the property for over ten years; all the while as the Helms Bakeries business grew and thrived into an enormous enterprise. Therefore the property satisfies this criterion.

The Helms Estate at 135 Copley Place 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 was built in 1928 and is an outstanding example of the Spanish Colonial Revival style, period, and type as designed by Master Architect Gordon B. Kaufmann. The is a rare example of Gordon B. Kaufmann architecture as within the City there are only a few extant and intact examples of his work remaining. Stylistically, the property physically demonstrates many of the distinguishing characteristics that associate it with the Spanish idiom, including the low-pitched, multi-level roof; red tile roof covering; prominent arches; smooth stucco exterior wall surfaces; asymmetrical

composition; varied fenestration of sash, casement, and French; wrought iron window boxes, balconies, and balconettes; use of decorative colorful tiles; exterior courtyard with reflecting pool; use of loggias with arched shape openings and decorative columns; corbeled balconies and details; building shape, plan, and form; eave details and materials; use of rusticated materials (stone, terra cotta, wood, and plaster, etc.); plaster moldings, surrounds, and details; and multi-chimney projections, materials, and features. The skillful way Kaufmann used these elements in his overall design makes the subject property a valuable example of the Spanish style. Hence, the 135 Copley Place property satisfies this criterion.

The Helms Estate at 135 Copley Place 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 Spanish Colonial Revival residence was designed by master architect Gordon B. Kaufmann, an accomplished and well-respected designer. With only four known properties in the City attributed to Kaufmann, this is a good example of his local portfolio of work. Kaufmann is also listed on the City's List of Master Architects. His designs played an important role in establishing architectural standards for residential construction in Beverly Hills early-on. Portions of the landscaping, as referenced in the *City Landmark Assessment & Evaluation Report*, are also associated with Edward Huntsman-Trout, a noted landscape architect who is also listed on the City's List of Master Architects. The property also possesses high aesthetic value as its rich Spanish Colonial Revival architectural style and ornamentation so fully articulates the design philosophy and concept of the idiom. Therefore, the subject property satisfies this criterion.

The Helms Estate at 135 Copley Place 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 1928 to 1942, when the property was built and occupied by Paul H. Helms and his family. Those important features of design, materials, location, setting, workmanship, feeling, and

association from this period are still evident on the property and help to render it historically significant. As a result, the property meets the City of Beverly Hills integrity criteria.

The Helms Estate at 135 Copley Place is individually eligible under "significance" criterion C because of its historic architectural character, association with Paul H. Helms, and its contribution to the City's architectural heritage the property is considered to have historic value.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Helms Estate at 135 Copley Place, Beverly Hills shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the historic resource do not compromise those qualities that justify the landmark listing.

The character-defining features associated with the Helms Estate are related to its setting; association with Helms, Kaufmann and Huntsman-Trout; and to its Spanish Colonial Revival style as previously discussed. Such features include, but are not limited to:

- Siting and setback from the street
- Location in a residential neighborhood of large-scale single-family dwellings on large lots
- Overall site plan, including the orientation of the primary building toward Copley Place, "U" shape building footprint, inner rear courtyard area, multi-terraced rear yard
- Height, shape, form, massing, and overall multi-level composition of residence
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped tile covered roof; multi-pitch; and extended eaves with bracketed under eaves

- Stucco chimneys with decorative caps
- Smooth stucco exterior wall surfaces; perimeter walls and rear courtyard walls
- Asymmetrical composition of window placement and features (fenestration pattern)
- Arched shape exterior openings at doors, windows, and loggias
- Balconies and balconettes with wood and wrought iron railings, posts, and brackets; flooring of red terra cotta tile pavers
- Red tile (Mission barrel) hipped roof of varying height and pitch with decorative overhanging eaves
- Exterior stairs, steps, and decorative stair tiles (original) adjacent front of house and driveway as well as at rear and side of house
- Window shutters and wrought iron box grilles
- Period light fixtures and wall sconces (exterior)
- Fenestration (recessed) of wood-frame sash, multi-pane casement, and French type; as well as metal frame arched shape windows off former loggia at rear patio terrace and leaded glass frame windows on first floor of facade
- Elaborate main entry door molded surround, recessed entry porch space, shape, size, and material
- Rear loggias (both former and current) with decorative columns, terrazzo floor paving, arched shape openings, fenestration, and stucco wall surfaces
- Rear patio terrace with decorative multi-color terrazzo floor paving and central planter box
- Rear central courtyard area of varying levels with rectangular shape reflecting pool
- Building plan “U” shape designed with multi-level terraced rear patio and courtyard
- Octagonal shape limestone tea house at rear of house (size, shape, form, materials, location, roof elements, decorative detailing, fenestration, finishes, and textures)

- Wood-frame pergola supported by square columns with limestone walkway and stucco wall with inlaid stone treatment at rear of house
- Circulation pattern of front motor court with two entrances off Copley Place and adjacent driveway path to garage along northern property line
- Water features at rear of house, specifically the reflecting pool in center courtyard area and “hidden” tiled fountain adjacent southern loggia area
- Spanish style four car garage (attached)
- Mature landscaping features adjacent residence

Section 8. REASONS FOR DESIGNATING THE HELMS ESTATE AT 135 Copley Place AS A LANDMARK. The City Council finds that the Helms Estate at 135 Copley Place 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.” Because of its historical associations the subject property manifests an important period in the City’s residential development and architectural heritage. The subject property satisfies the requirements of subsection 10-3-3212(A)(2), in that it is directly associated with an important person, baking industry executive and philanthropist Paul H. Helms. 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 overall composition, design, materials, workmanship, and setting of the property collectively result in a well-designed Spanish Colonial Revival style single-family residence. And under the requirements of subsection 10-3-3212(A)(4), the property satisfies this criterion

in that it “represents the notable work of a person included on the City’s List of Master Architects,” the property is associated with prominent architect Gordon B. Kaufmann and noted landscape architect Edward Huntsman-Trout. It also “possesses high aesthetic value” as it articulates a particular design concept and philosophy. 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 property at 135 Copley Place is recommended for landmark designation.

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 location and boundaries of the delineated resource or resources are the property boundaries.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Helms Estate at 135 Copley Place, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Helms Estate would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Helms Estate may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Helms Estate is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Helms Estate at 135 Copley Place as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The City Council hereby designates the Helms Estate at 135 Copley Place 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. 22, for the reasons set forth in this resolution.

Section 13. The record of proceedings for designation of the Helms Estate at 135 Copley Place 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:

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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 the Helms Estate at  
135 Copley Place, Beverly Hills, CA Prepared by Ostashay & Associates Consulting

## EXHIBIT A

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



APRIL  
2014

**PAUL H. HELMS RESIDENCE**  
135 Copley Place, Beverly Hills, CA

**Prepared for:**

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

**Prepared by:**

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

# CITY LANDMARK ASSESSMENT AND EVALUATION

## Paul H. Helms Residence

135 Copley Place  
Beverly Hills, CA 90210  
APN: 4341-033-010

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## 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 Paul H. Helms Residence located at 135 Copley Place 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 Jan Ostashay, principal 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. Property research was also provided by Tim Gregory.<sup>1</sup>

For this current assessment a site inspection and a review of building permits and tax assessor records were also done to document the property's existing condition and assist in evaluating the residence for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property and its eligibility for landmark designation. 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.

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<sup>1</sup> *The Building Biographer Tim Gregory. "135 Copley Place, Beverly Hills." Property Fact Sheet, 2004, updated 2014.*

- 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 Paul H. Helms Residence appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy four of the "significance" criteria: criterion A.1, A.2, 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 subject property is located along the western city boundary line of Beverly Hills and abuts portions of the Los Angeles Country Club. Accessed off Sunset Boulevard to the south, Copley Place is a short street spur that forms a cul-de-sac and has nine irregular shaped parcels bordering it to the east, west, and south. The subject property, 135 Copley Place, lies along the west side of the street on a parcel that measures roughly 76 feet across on the east end, 332 feet along the southern border, 217 feet on the western edge, and 268 feet along the northern parcel line. The site is situated on lot 9 of Tract #7411 within the City. The parcels flanking Copley Place were once part of the City of Los Angeles, but were eventually annexed into Beverly Hill in the late 1940s. Hence, properties built before that time in this area have original building permits issued from the City of Los Angeles. In later years, the City of Beverly Hills became the issuer of permits for those properties. As a result of its location adjacent the Los Angeles Country Club, the property is distinguished for its privacy and views of the golf course and natural landscaping.

The subject property, 135 Copley Place, has been previously identified and evaluated under the City's on-going historic resources survey process. It was first assessed as part of the 1985-1986 city-wide historic resources survey and was recognized for its distinctive architectural qualities and for its association with Gordon B. Kaufmann, a recognized master architect. It was also identified as part of a larger grouping of resources that also included 145 Copley, 826 Greenway, 832 Greenway, 836 Greenway, 841 Greenway, and 9900 Sunset Boulevard. The subject property was, therefore, assigned a National Register Status Code (now referred to as

the California Historical Resources Status Codes) of 3D, which indicated it was eligible for listing in the National Register of Historic Places as part of a historic district. The property was also re-assessed as part of a historic resources survey update effort by the City in 2004. However, it was assigned a California Historical Resources Status Code of 7R (identified in a reconnaissance level survey but not evaluated) as it was not visible from the public right-of-way at the time that survey was conducted. The property was outside of the 2006 survey update area so it was not evaluated as part of that work scope.

## **PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY**

**Description.** Constructed in 1928, this two-story Spanish Colonial Revival residence is set behind a rusticated stone wall with ornate wrought iron gates that open onto Copley Place. With a horizontal orientation the house is set back from the street as a “U” shape motor court framed with landscaping and a fountain helps provide the setting for this generously scaled single-family home. A long driveway adjacent the motor court and also accessed from Copley runs along the northern property line and leads to an attached four car garage. Typical of the Spanish idiom are design features that include smooth stucco siding, a multi-hipped rustic tile roof with overhanging eaves, bracketed under eaves, shuttered multi-pane casement windows and French doors, and recessed windows boxed by wrought iron grilles. The primary (east elevation) façade is asymmetrical in plan with varied size window openings flanking a centrally located entry approach that is defined by a pronounced classically inspired ribbed molding frame, recessed covered entry porch, and wood panel front door. Other features of the dwelling include upper-story balconettes and balconies supported by wooden and wrought iron brackets some with wood posts supporting their overhanging roof elements; wrought iron window grilles, gates, light fixtures, and balcony railings; mid-roof stucco sheathed chimneys with decorative tile caps; leaded glass windows on the façade; paved perimeter pedestrian walkways and stairs, and multi-level roof forms.

Designed by noted architect Gordon B. Kaufmann, the rambling Spanish house has a modified “U” shape plan with the two wings of varying heights and pitch that extend out west towards a terraced landscaped back yard with terrazzo patio deck, garden court with reflecting pool and fountains, paved walkway paths and low-rise stucco border walls with tile coping, separate octagonal shape limestone tea house, pergola with stone walkway, rose garden, and swimming pool, as well as a view of the adjacent Los Angeles Country Club and wooded ravine. The rear of the house wraps around a large paved decorative terrazzo patio deck that opens to the west onto the terraced courtyard beyond. What was once a recessed, open loggia but was enclosed in the early 1930s with multi-pane arched shape fenestration abuts this patio area as does a larger semi-outdoor loggia area to the south. Both loggias feature the original arched shape openings separated by decorative columns. The terrazzo flooring of the patio area includes multi-color marble set in a stylistic geometric pattern of squares, circles, waves, borders, and other forms. The flooring within the semi-outdoor loggia is more classical in composition and is also of multi-color terrazzo set as square shape tile pavers. A large stone planter box sits in the middle of the outdoor terrace area.

**Building Permit History.** A review of building permits indicate that construction of the property began in the summer of 1928 and was completed in 1929. An enclosed sleeping porch was added to the second story north wing off the rear in 1930. The former loggia centrally located off the rear terrace was also enclosed at this time. According to the permits this work was completed by Gordon B. Kaufmann. Other relevant permits and exterior alterations that have been recorded with the City of Beverly Hills include the following:

YEAR	DESCRIPTION OF WORK
1928	Construction of a two-story residence and garage; architect: Gordon B. Kaufmann (permit: City of Los Angeles)
1930	Construct an enclosed sleeping porch over one-story portion of house; architect: Gordon B. Kaufmann (permit: City of Los Angeles)
1930	Enclose former loggia with steel sash; architect: Gordon B. Kaufmann (permit: City of Los Angeles)
1933	Non-structural alterations (interior); (permit: City of Los Angeles)
1938	New concrete retaining wall along west property line (\$150); (permit: City of Los Angeles)
1942	An arch was made smaller to accommodate installation of new pair of doors (interior); (permit: City of Los Angeles)
1951	Repair and construction work due to termite and fungus damage (\$199); (permit: City of Beverly Hills)
1971	Kitchen and butler pantry remodeled (interior); (permit: City of Beverly Hills)
1975	Alterations to four windows and widening of rear door (at rear of house, \$48,000); (permit: City of Beverly Hills)
1977	New driveway and motor court (\$11,200); (permit: City of Beverly Hills)
1995	Asbestos removal; (permit: City of Beverly Hills)
1995	Remodel of interior, addition of patio/patio cover behind garage, replacement in-kind of windows and doors (\$150,000); (permit: City of Beverly Hills)
2004	Alterations to the rear yard (\$100,000); (permit: City of Beverly Hills)
2004	Demolition and replacement of existing swimming pool and deck in-kind (\$43,000); (permit: City of Beverly Hills)

In general, the residence itself has undergone some alterations since it was erected in 1928-1929. The second story room addition and enclosure of the rear loggia area were both done

early-on at the request of Paul Helms by architect Gordon B. Kaufmann. Most of the other permitted changes were also completed at the rear of the property or alongside secondary elevations and appear to be sympathetic to the site's overall historic character. The replacement of some exterior windows and doors in 1995 did not modify the actual window openings and were replaced in-kind with frames that matched the original in size, shape, type, location, features, material, and general appearance. The landscape work that included the addition of the front motor court, installation of the rusticated stone perimeter wall along Copley Place, and the remodeling of the rear courtyard area were designed initially by landscape architect Edward Huntsman-Trout at the request of Helms. Though this work did remove almost all of the original A.E. Hanson designed landscape features of the property the work completed in the mid-1930s did not adversely affect the original Spanish stylistic design philosophy of the site. Such evident changes as discussed herein have not significantly compromised the property's original architectural design, historical integrity, or important character-defining features.

## **HISTORICAL CONTEXT**

**Beverly Hills.** The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or "cienegas" that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.<sup>2</sup>

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.<sup>3</sup> The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of "Beverly" in the commercial triangle between Santa Monica and Wilshire boulevards and "Beverly Hills" north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

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

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<sup>2</sup> *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

<sup>3</sup> *Ibid*, pp. 8-9.

open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.<sup>4</sup>

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission Revival, and Period Revival styles (Spanish Colonial, Tudor, French, Georgian, Beaux-Arts Classicism, etc.). With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the City. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.<sup>5</sup> Beverly Hills' domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

**Paul H. Helms Residence.** The subject property is located in an area that was once part of Los Angeles until it was annexed to the City of Beverly Hills in the early 1950s. On June 8, 1928, the City of Los Angeles issued building permits for the construction of a two-story, 22-room single-family residence and garage. The wood-frame Spanish Colonial Revival style house with an irregular "U" shape building footprint was erected with a basement, concrete foundation, redwood mud sills, walls of frame and stucco, and a tile roof at a cost of \$75,000. The monumental structure was designed by prominent architect Gordon B. Kaufmann for Paul Hoy Helms, founder and owner of the Helms Bakeries. It was constructed by the contracting firm of S.M. Benet & Company of Bel-Air (Los Angeles). The original landscaping was designed by noted landscape architect A.E. Hanson.

The house and grounds were prominently featured in *Architectural Digest* as the work of architect Gordon B. Kaufmann in 1930. Two years later the property was featured in the journal *Architect and Engineer* (May 1932) and was noted as the summer home of Paul H. Helms by architect Gordon B. Kaufmann.

### Construction History

Kaufmann incorporated many of his stylistic trademarks in the design of the Helms residence, including the Gladding, McBean & Company rusticated tile roof elements; varying roof forms and building mass; slender decorative columns that separate arched shape loggias; asymmetrical composition of solids to voids; restrained integration of classical elements such as the molded front entrance treatment and overall composition and orientation; and attention to fine details in material, workmanship, craftsmanship, textures, finishes, and general aesthetics.

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<sup>4</sup> *Ibid*, pg. 11.

<sup>5</sup> *Ibid*, pg. 17.

Archibald Elexis Hanson (1893-1986) was the landscape architect commissioned to design the initial landscaping plan of the Helms residence. Hanson's design plan did not include a motor court out front or the stone wall and gates along Copley Place. Access from the street was originally via only the driveway that led to the attached garage structure. Hanson's initial plan had the flooring of the rear patio area covered with varying size square shape pavers set between swaths of grass instead of the multi-color terrazzo that is there today. His plan also included paved tile steps off the terrace patio that led to the sunken center garden court with raised reflecting pool with concrete border. Low-rise stucco walls with red tile coping helped to frame the center courtyard area which not only included the reflecting pool but a well-manicured lawn and additional square shape concrete pavers adjacent the octagonal shape limestone tea house.

In 1930, the second story of the house along the north wing was extended by the construction of a small sleeping porch. In addition, the open arched shape loggia off the rear terrace patio area (west elevation) was enclosed with steel sash multi-pane windows. The original architect, Gordon B. Kaufmann, was called back to design these modifications for the Helms family. In the mid-1930s, Helms commissioned noted landscape architect Edward Huntsman-Trout (1889-1974) to redesign and enhance the front yard and portions of the back patio terrace and large irregular shape rear yard. From September 1935 to February 1936 Edward Huntsman-Trout created a landscape plan that installed a formal asphalt paved motor court to the front yard in addition to a rusticated stone wall with iron gates that lined the property along Copley Place. His plan also called for the planting of trees and shrubs in the front yard flanking the motor court, the re-paving of the rear patio terrace adjacent the two loggias with multi-color terrazzo, and the re-landscaping and terracing of the west half of the property. A swimming pool with ribbed ceramic tile deck set in a checkerboard pattern was also part of his landscape plan. Much of A.E. Hanson's original landscaping was removed or modified by the implementation of Huntsman-Trout's design plan.

The property remained largely unaltered until the 1970s when a new driveway and motor court were installed. In 1995, substantial interior remodeling of the residence occurred as well as some exterior modifications. An open patio area was constructed off the backside (west elevation) of the garage and a new access walkway was installed to the garden. It was at this time that many, if not all, of the windows and doors were replaced in-kind. In 2004, many permits were issued for the re-landscaping of the rear yard area. This work included construction of retaining walls and terrace decks; removal of the existing swimming pool for the construction a new pool and deck; construction of garden fountains, trellis framing, and pool equipment storage room; as well as repair work to existing landscape and hardscape features at the rear courtyard and reflecting pool.

#### Previous Owners and Occupants

In later years, the property was occupied by a variety of individuals and families. In 1942, the Helms sold their residence to Peter Nuccio who owned it for only a few months. Subsequent owners included Harold Lee Hamilton and his wife Ethelyn Sherer (Wheeler) Hamilton who

purchased it in July 1942. At the time, Mr. Hamilton was president of Electro-Motive Engineering Corporation, an Ohio based firm he had founded in 1922. He was a pioneer in the development of gasoline-powered railcars with electrical transmissions, a revolutionary concept in an industry that had previously relied on steam power. His firm was bought by General Motors Corporation in 1930, but kept its own identity as a subsidiary until 1940. In 1957, he received the Elmer A. Sperry Award for his past role in the development of the diesel locomotive.<sup>6</sup> While living in Beverly Hills the Hamiltons were socially active hosting many social functions at the Copley Place residence. Mr. Hamilton passed away in Palm Springs on May 3, 1969 at the age of 78. Mrs. Hamilton remarried in 1973 to Harold Jackson and passed away on October 14, 1986 as Ethelyn Wheeler Jackson at the age of 85.

In May 1945, motion picture director Alfred Allen Santell (1894-1981) became the owner of the Copley Place property. Recently widowed, he moved into the residence with his four children. He and his family lived there for roughly seven years. Though he worked with a number of studios prior to World War II, after the war he focused entertainment efforts toward television and worked primarily in that medium for several years. Norman and Kay Kaiser gained title to the property in March 1953. They did not live in the house but actually leased it to famed singer Mario Lanza for a couple of years. Unfortunately, Lanza was sued for \$40,000 by the Kaisers for damages to the property and lost household articles that had disappeared during his stay at the Copley Place residence. The Kaisers sold the property only two years later to Raymond M. O'Connor, Jr. and his wife Mary in March 1955. Mr. O'Connor was vice president of Revue Productions, Inc., a film production firm, and worked in their legal department. The O'Connors lived at the Copley Place property for many years. In September 1964 tragedy struck the family when the O'Connors were in a horrific auto accident. Raymond O'Connor was thrown from his car and killed following a collision on the Ventura Freeway east of Coldwater Canyon. He was 47 year old. His wife survived with minor injuries. She continued to live at 135 Copley Place until the property was sold in 1967 to William W. and Dorothy K. Durney. They lived there briefly as the site was sold three years later to Julie Andrews and Blake Edwards in December 1970 (recorded title name was Julie A. Edwards). The famed actress Andrews and noted director Edwards bought the property a year after they were married. Interestingly, an article in the *Home Magazine* section of the *Los Angeles Times* from 1973 contains an interview with Ms. Andrews at her Copley Place home. In January 1975, Ms. Andrews sold the subject property to Philip E. and Dorothy Kamins. Philip Evans Kamins is president and CEO of PMC (Plastic Management Corporation) Global, Inc. The Kamins are the current owners of the Copley Place residence.

**Paul H. Helms, Sr.** The original owner and occupant of the Copley Place property was Paul Hoy Helms, Sr., a baking industry executive who shared the large dwelling with his wife Pearl Ellis

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<sup>6</sup> *The Elmer A. Sperry Award recognizes distinguished engineering contributions that, through application proved in actual service, have advanced the art of transportation whether by land, sea, or air. This award was established in 1955 by Dr. Sperry's son and daughter and is administered by the Elmer Sperry Board of Award (co-sponsored by AIAA, IEEE, ASME, SNAME, SAE, and ASCE). It honors Elmer A. Sperry who was renowned for his navigational tyroscope and who coined the word "Automotive."*

Helms (1891-1978) and their three children Paul H. Jr., Elizabeth Jane, and Lois Margaret; along with a live-in governess, cook, and maid.

Paul Helms was born in Ottawa, Kansas on September 19, 1889, the son of the Reverend Elmer Ellsworth and Ora (Hoy) Helms. His father was a Methodist minister and his mother a school teacher who died in child birth. His father sent Paul to live with his maternal uncle, William E. "Dummy" Hoy, a deaf mute and a center fielder for the Cincinnati Reds.

After graduating from Syracuse University in 1912 (he would later receive an honorary Doctor of Laws from his alma mater in 1948), he began working as a life insurance agent in Pennsylvania where he met and married Pearl Ellis. After selling insurance for a brief period he began his baking business as president and part owner of the Hall Baking Company in Buffalo, New York in 1914. He built-up this home delivery of bake goods business from one route to eventually two hundred routes during his nine year tenure at the Hall Baking Company. Because of poor health he was forced to retire at the age of 37 in 1926. Two years later he moved to Los Angeles where he founded Helms Bakeries in 1930. In March 1931 he opened the giant Helms Bakery factory at the corner of Venice and Washington in Culver City. Delivering bread and other baked goods daily to the various residents of the southland, Helms Bakeries soon became a southern California institution. In 1932 Los Angeles hosted the Summer Olympics and Helms won the contract to supply the men's Olympic Village in Baldwin Park with bread. He took his brand of Olympic bread and used it as a marketing tool incorporating his slogan "Olympic Games Bread – Choice of Olympic Champions" into his advertisements, bread wrappers, building signage, and on the delivery trucks. At its height in the mid-1950s Helms Bakeries produced out thousands of loaves of bread daily, all home delivered by truck. At that time, the company had roughly 950 sales routes throughout the southland, approximately 2,000 employees, and two bakeries.

Besides his bakery business, Paul Helms, Sr. helped to establish the Helms Athletic Foundation in 1936. The organization existed until 1982 and ran a panel of sports experts to support and aid in the selections for All-American teams and national championships in college football and college basketball. In 1949, Helms established the Helms World Trophy to recognize leading athletes in international competition. He received many honors for his contributions to amateur athletics and for his contributions to sports in Los Angeles he was honored in 1956 with a Los Angeles Memorial Coliseum "Court of Honor" plaque by the Coliseum commissioners.

Helms was also active in his community, having served as a director on a number of boards and commissions, including the Airport Commission; Greater Los Angeles Plans, Inc.; Los Angeles Area Building Funds, Inc.; the Los Angeles branch of the Federal Reserve Bank; and the DeMille Foundation. Social active as well, he belonged to the California Club, the Los Angeles Country Club, and the Republican Party, attending the latter's conventions as a delegate several times. He was also a fellow of Claremont College and a Mason. Helms was a regular visitor to Palm Springs and owned a large second home in the Smoke Tree Ranch.

Paul Helms Sr. died of cancer at his apartment residence on Wilshire Boulevard on January 5, 1957 at the age of 67. His son, Paul H. Helms, Jr. continued to operate the Helms Bakeries business after his father's passing. Pearl Helms passed away just over twenty years later at the age of 86 in 1978.

Helms Bakeries and its fleet of yellow trucks disappeared with the coming of the supermarkets, when it got too expensive to send its trucks out on deliveries. The Helms factory in Culver City eventually closed its doors in 1969.

**Gordon B. Kaufmann, Architect.**<sup>7</sup> Born in 1888 in London, England Gordon Bernie Kaufmann pursued studies at both London Polytechnic and the Royal College of Arts between 1904 and 1908. He then apprenticed with the London architect A. W. S. Cross where he was greatly influenced by the British interpretation of the Beaux Arts philosophy of design. In 1910, Kaufmann immigrated to Canada where he met and married Eva St. Denis MacFarland. They moved to Los Angeles in 1914 because of health reasons. Kaufmann was a draftsman in the office of well-known Pasadena architect Reginald Johnson and by 1922 he partnered with Johnson and Roland Coate to become Johnson, Kaufmann, & Coate. With their early work the partners won recognition in the field of high-class residence work and also designed a number of public buildings. That partnership split after two years and Kaufmann found sufficient work as an independent architect where he practiced from 1925 to 1949. His professional portfolio included many fine residences in the wealthier enclaves of southern California such as Hancock Park, Holmby Hills, Beverly Hills, Bel-Air, Palos Verdes, and Montecito. In later years Kaufmann became associated with architect Jesse Stanton. Richard Neutra, famed modernist architect, also worked briefly with Kaufmann. He was bestowed a Fellow with the American Institute of Architects in 1938 and was recognized and awarded by his peers a number of times for his design work. Kaufmann passed away on March 1, 1949 at the age of 61.

His design works included the Los Angeles Times-Mirror Building (1931-35), the Athanaeum (Faculty Club) at Caltech in Pasadena (1930), the Arrowhead Hot Springs Hotel in association with Paul Williams (1940), the Royal Laundry building in Pasadena (1926), the La Quinta Clubhouse in Palm Desert (1926-28), Santa Anita Racetrack grandstand and clubhouse (1936), facilities at Scripps College in Claremont (1926 and later), Park La Brea Housing (1941-42), the Vultee Aircraft plant in Downey (1940), and the architectural design of the Hoover (Boulder) Dam (1930s). In Beverly Hills he is recognized as the architect for Greystone, the Doheny House (1925-28), the Kaufman House (1929), the Paul H. Helms residence (1928-29), the Milton E. Getz house (1926), and the Charles Hopper (1927).

**Edward Huntsman-Trout.** Edward Huntsman-Trout was the landscape architect of the property in the mid-1930s. With his oversight the front yard area of the property was remodeled and reconfigured to include a larger motor court, low-rise perimeter stone wall along the street, new plantings, and water features. He was also responsible for the redesign and updating of

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<sup>7</sup> *This section is largely derived from The Building Biographer Tim Gregory, "135 Copley Place, Beverly Hills," Property Fact Sheet, 2004/ revised 2014; and from historical issues of the Los Angeles Times, indexed and available through ProQuest Newsstand.*

the rear terrace deck off the loggia, terracing of the back lot, and design of the swimming pool and deck, among other elements. Many of these elements are still extant and well incorporated into the property.

A prominent and well-respected local landscape designer, Huntsman-Trout was an accomplished plantsman and designer. Many of his landscape plans complemented the architectural designs of notable architects, including Paul R. Williams and Gordon B. Kaufmann.

Born in 1889 in the town of Tintern, Ontario, Canada, Edward Huntsman-Trout was the youngest of five children. His mother died when he was three and at that age of six he was sent to live with his eldest sister at the Toronto estate of his uncle, Edward Trout. Under his aunt's guidance he developed a keen interest in and knowledge of horticulture. Between 1903 and 1907 his aunt and uncle sent him to live at their winter home in Florida. It was during this period that they legally adopted him and he became Edward Huntsman-Trout.

In 1907, he moved with his adoptive parents to Hollywood, California. After a year at Hollywood High he entered the University of California as a science major. At that time there was no program in landscape architecture so he enrolled in several elective courses in architecture. Following his graduation from college in 1913, Huntsman-Trout entered the graduate program in landscape architecture at Harvard University. He completed the courses for the landscape architecture degree but did not take the final exams and never graduated. After leaving Harvard he worked for a year with landscape architect Fletcher Steele. In 1916, he became the head of the design department in A.D. Taylor's office in Cleveland, Ohio where he designed large country estates until he went overseas in World War I. After the war he continued in Taylor's office until 1920, when he returned to southern California.

Huntsman-Trout worked in the design office of the Beverly Hills Nursery for two years designing large estates in Beverly Hills. A few years later he established his own practice of landscape architecture in Hollywood. He maintained a small office in Hollywood from 1922 to 1941 where his work centered primarily on residential design commissions within the affluent communities of the West Los Angeles, Beverly Hills area. His commissions included the Harvey Mudd estate (1929), the Bing Crosby residence (1932), the Robert Young cottage (1935), and Morris Landau residence (1936), and the Paul H. Helms residence (1935-36). During World War II he worked with the architect H. Roy Kelley on camouflage projects for the Douglas Aircraft Company in Santa Monica and Long Beach. From 1945 until his death in 1974 he maintained an office in Beverly Hills (in the Heegaard Building on Santa Monica Boulevard).

Huntsman-Trout's largest and considered his most important commission was the landscape design of Scripps College in Claremont (working with architect Gordon B. Kaufmann). Other notable landscape projects by Huntsman-Trout include the landscaping of Dios Dorados (1923), the Jay Paley estate with architect Paul R. Williams (1935), the Los Angeles County Arboretum (1950s-1960s), the Trousdale Estates (1955) in Beverly Hills, Pershing Square (re-landscaping) in downtown Los Angeles (1950), the Arrowhead Hot Springs Hotel (1940) in the San Bernardino mountains, and the La Quinta Hotel and Country Club (1927).

Edward Huntsman-Trout saw each commission as a unique place for a particular client and site, so his designs have no signature characteristics. He believed that gardens were outdoor living

rooms whose design was as important as the property's interior spaces. Thus, many of his designs create axially organized terraces with peripheral pedestrian circulation and courtyards providing a strong basic architectonic framework with plants creating further complex spaces.

**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. Many architects found southern California the ideal setting for an architectural style that idealized and romanticized the Spanish colonial period of California. In later years, numerous publications argued in favor of this style for the region's Mediterranean climate, including W. Sexton's *Spanish Influence on American Architecture and Decoration* of 1926, and Rexford Newcomb's *The Spanish Colonial Revival America: Its Design, Furnishing, and Garden*, published in 1927. The style was popular between the two World Wars.

Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival is generally characterized by asymmetrical facades; stucco exterior surfaces; tiled roofs; arched openings; decorative turned wood window grilles; wrought iron window *rejas*; terra cotta canales; wood vigas; and the incorporation of patios, verandas, and courtyards into designs. Other design materials could include the use of multi-pane casement, French, or sash windows; wrought iron; both terra cotta and polychromatic glazed tile; darkly stained wood; decorative carvings; architectural glazed terra cotta or cast stone.

Character-defining features associated with the Paul H. Helms Residence are those exterior features associated with the work of architect Gordon B. Kaufmann; landscape architect Edward Huntsman-Trout; and initial owner Paul H. Helms, as well as many features as evident from the public right-of-way along Copley Place.

Such features include its siting and deep setback on the west side of North Linden Drive; the basic asymmetrical form, height, shape, mass and composition of the dwelling in relationship to its setting and immediate environment; and the physical attributes that define the Spanish Colonial Revival architectural style. Those features on the house and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Height, shape, form, massing, and overall multi-level composition of residence
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped tile covered roof; multi-pitch; and extended eaves with bracketed under eaves
- Stucco chimneys with decorative caps
- Smooth stucco exterior wall surfaces; perimeter walls and rear courtyard walls

- Asymmetrical composition of window placement and features (fenestration pattern)
- Arched shape exterior openings at doors, windows, and loggias
- Balconies and balconettes with wood and wrought iron railings, posts, and brackets; flooring of red terra cotta tile pavers
- Red tile (Mission barrel) hipped roof of varying height and pitch with decorative overhanging eaves
- Exterior stairs, steps, and decorative stair tiles (original) adjacent front of house and driveway as well as at rear and side of house
- Window shutters and wrought iron box grilles
- Period light fixtures and wall sconces (exterior)
- Fenestration (recessed) of wood-frame sash, multi-pane casement, and French type; as well as metal frame arched shape windows off former loggia at rear patio terrace
- Elaborate main entry door molded surround, recessed entry porch space, shape, size, and material
- Rear loggias (both former and current) with decorative columns, terrazzo floor paving, arched shape openings, fenestration, and stucco wall surfaces
- Rear patio terrace with decorative multi-color terrazzo floor paving and central planter box
- Rear central courtyard area of varying levels with rectangular shape reflecting pool
- Building plan “U” shape designed with multi-level terraced rear patio and courtyard
- Wood-frame pergola supported by square columns with limestone walkway and stucco wall with inlaid stone treatment at rear of house
- Water features at rear of house, specifically the reflecting pool in center courtyard area and “hidden” tiled fountain adjacent southern loggia area

## **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 Paul H. Helms Residence located at 135 Copley Place 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.*

Beverly Hills encompasses a wide variety of residential properties and neighborhoods. However, the homes constructed in and around Copley Place were built by upper-class residents with substantial financial resources and social and professional connections to some of southern California's most prominent architects and landscape architects. With large budgets and an appreciation of fine design and craftsmanship many residents constructed homes to reflect their status. This then helped to establish the overall character of the area and lent credence to the image of Beverly Hills as an upscale, exclusive area. The subject property with its Spanish Colonial Revival styling designed by prominent architect Gordon B. Kaufmann for

business executive Paul H. Helms is a physical manifestation of that unique residential development pattern. Because of its period of construction, architectural style, size and scale, location, and historical associations it directly exemplifies and represents an important aspect of the City's architectural heritage. As such, 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 for Paul Hoy Helms and his family. Paul H. Helms was founder and president of the Helms Bakeries in Culver City, which was founded in 1930. Having relocated from the East Coast, Paul H. Helms, an executive in the baking industry as well as a sports philanthropist, had the Copley house designed and built for he and his family just as he was beginning his bakery business. Within only a few years, Helms had established a bakery empire in the Southland, even providing baked goods to the Olympic athletes of the 1932 Los Angeles Summer Olympic games. The Copley Place residence not only served as the family's home it was also Helms' second office. The Helms lived in the property for over ten years; all the while as the Helms Bakeries business grew and thrived into an enormous enterprise. The property, therefore, appears to satisfy this criterion.

As for the subsequent property owners, while many were noted and important individuals in their own right they did not own or occupy the residence during their period of greatest productivity or highest achievement of celebratory notoriety. Many of these individuals were already well-established and well-known prior to occupancy of the subject property. Their mere association with the property is insufficient to qualify under 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 was built in 1928 and is an outstanding example of the Spanish Colonial Revival style, period, and type as designed by noted architect Gordon B. Kaufmann. The residence is a rare example of Gordon B. Kaufmann architecture as within the City there are only a few extant and intact examples of his work remaining. Stylistically, the property physically demonstrates many of the distinguishing characteristics that associate it with the Spanish idiom, including the low-pitched, multi-level roof; red tile roof covering; prominent arches; smooth stucco exterior wall surfaces; asymmetrical composition; varied fenestration of sash, casement, and French; wrought iron window boxes, balconies, and balconettes; use of decorative colorful tiles; exterior courtyard with reflecting pool; use of loggias with arched shape openings and decorative columns; corbeled balconies and details; building shape, plan, and form; eave details and materials; use of rusticated materials (stone, terra cotta, wood, and plaster, etc.); plaster moldings, surrounds, and details; and multi-chimney projections, materials, and features. The skillful way Kaufmann used these elements in his overall design make the subject property a valuable example of the Spanish style. Hence, the 135 Copley Place property appears to satisfy 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 Spanish Colonial Revival residence was designed by master architect Gordon B. Kaufmann, an accomplished and well-respected designer. With only four known properties in the City attributed to Kaufmann, this is a good example of his local portfolio of work. Kaufmann is also listed on the City's List of Master Architects. His designs played an important role in establishing architectural standards for residential construction in Beverly Hills early-on. Portions of the landscaping, as referenced in this report, are also associated with Edward Huntsman-Trout, a noted landscape architect who is also listed on the City's List of Master Architects. Therefore, the subject property appears to satisfy this criterion.

The property also appears to possess high aesthetic value as its rich Spanish Colonial Revival architectural style and ornamentation so fully articulates the design philosophy and concept of the idiom.

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

The property does not appear to satisfy this criterion.

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

The property 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 was previously evaluated and found eligible for listing in the National Register as part of the 1985-1986 survey it 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 1928 to 1942, when the property was built and occupied by Paul H. Helms and his family. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on the property and help to render it historically significant.

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

Because of its historic architectural character, association with Paul H. Helms, and its contribution to the City's architectural heritage the property is considered to have historic value. 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.

The character-defining features associated with the Paul H. Helms Residence are related to its setting; association with Helms, Kaufmann and Huntsman-Trout; and to its Spanish Colonial Revival style as previously discussed. Such features include, but are not limited to:

- Siting and setback from the street
- Location in a residential neighborhood of large-scale single-family dwellings on large lots
- Overall site plan, including the orientation of the primary building toward Copley Place, "U" shape building footprint, inner rear courtyard area, multi-terraced rear yard
- Height, shape, form, massing, and overall multi-level composition of residence
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped tile covered roof; multi-pitch; and extended eaves with bracketed under eaves
- Stucco chimneys with decorative caps
- Smooth stucco exterior wall surfaces; perimeter walls and rear courtyard walls

- Asymmetrical composition of window placement and features (fenestration pattern)
- Arched shape exterior openings at doors, windows, and loggias
- Balconies and balconettes with wood and wrought iron railings, posts, and brackets; flooring of red terra cotta tile pavers
- Red tile (Mission barrel) hipped roof of varying height and pitch with decorative overhanging eaves
- Exterior stairs, steps, and decorative stair tiles (original) adjacent front of house and driveway as well as at rear and side of house
- Window shutters and wrought iron box grilles
- Period light fixtures and wall sconces (exterior)
- Fenestration (recessed) of wood-frame sash, multi-pane casement, and French type; as well as metal frame arched shape windows off former loggia at rear patio terrace and leaded glass frame windows on first floor of facade
- Elaborate main entry door molded surround, recessed entry porch space, shape, size, and material
- Rear loggias (both former and current) with decorative columns, terrazzo floor paving, arched shape openings, fenestration, and stucco wall surfaces
- Rear patio terrace with decorative multi-color terrazzo floor paving and central planter box
- Rear central courtyard area of varying levels with rectangular shape reflecting pool
- Building plan “U” shape designed with multi-level terraced rear patio and courtyard
- Octagonal shape limestone tea house at rear of house (size, shape, form, materials, location, roof elements, decorative detailing, fenestration, finishes, and textures)
- Wood-frame pergola supported by square columns with limestone walkway and stucco wall with inlaid stone treatment at rear of house
- Circulation pattern of front motor court with two entrances off Copley Place and adjacent driveway path to garage along northern property line
- Water features at rear of house, specifically the reflecting pool in center courtyard area and “hidden” tiled fountain adjacent southern loggia area

- Spanish style four car garage (attached)
- Mature landscaping features adjacent residence

## **CONCLUSION**

As discussed herein, the Paul H. Helms Residence 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." Because of its historical associations the subject property manifests an important period in the City's residential development and architectural heritage. The subject property satisfies the requirements of subsection 10-3-3212(A)(2), in that it is directly associated with an important person, baking industry executive and philanthropist Paul H. Helms. 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 overall composition, design, materials, workmanship, and setting of the property collectively result in a well-designed Spanish Colonial Revival style single-family residence. And under the requirements of subsection 10-3-3212(A)(4), the property satisfies this criterion in that it "represents the notable work of a person included on the City's List of Master Architects," the property is associated with prominent architect Gordon B. Kaufmann and noted landscape architect Edward Huntsman-Trout. It also "possesses high aesthetic value" as it articulates a particular design concept and philosophy. 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 property at 135 Copley Place is recommended for landmark designation.

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## **APPENDIX**

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Location Map

Tax Assessor Map

Sanborn Fire Insurance Map

DPR523 Forms (previous survey efforts)

Early Permit History

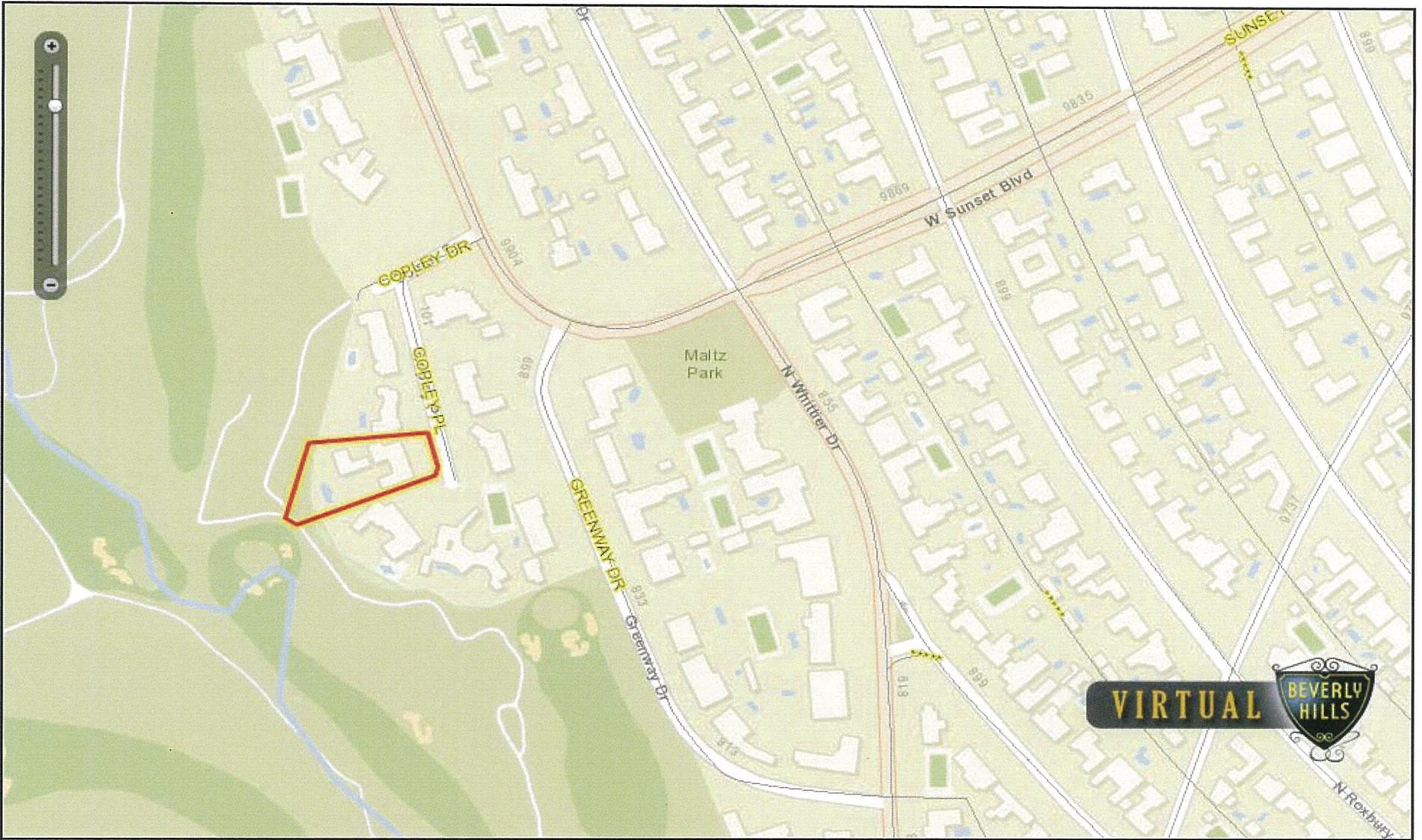
Ephemeral Material

Photographs

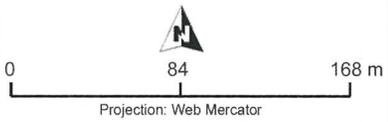
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**LOCATION MAP**

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© 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.



Author: OAC

Date: 24 March 2014

# 135 Copley Place Location Map

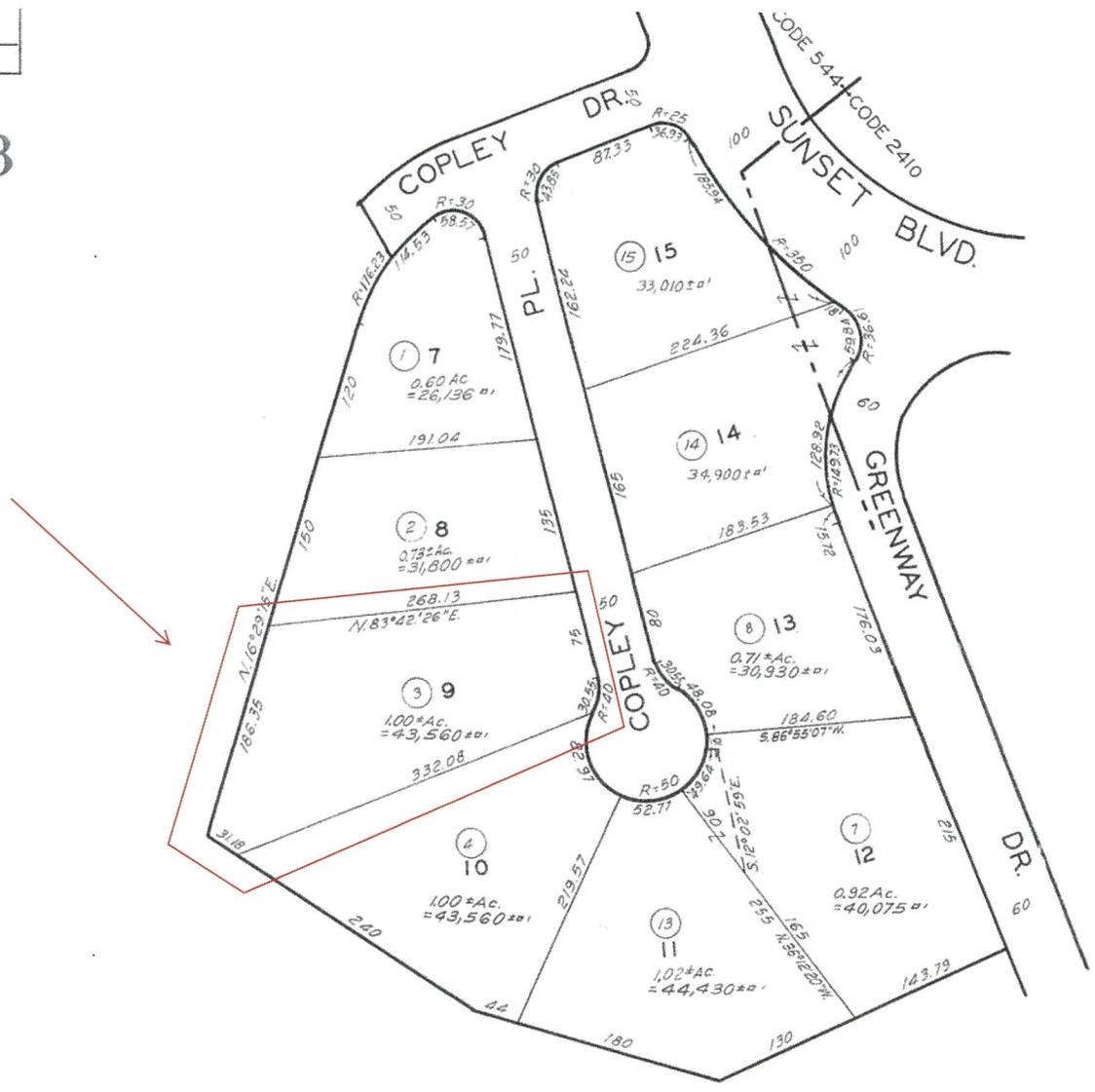
**TAX ASSESSOR MAP**

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4345 | 33  
SCALE 1" = 100'

7/12/2055  
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93022610023001-07

1993



CODE  
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2410

TRACT NO. 7411  
M.B. 134-76-77

FOR PREV. ASSM'T. SEE: 581-228

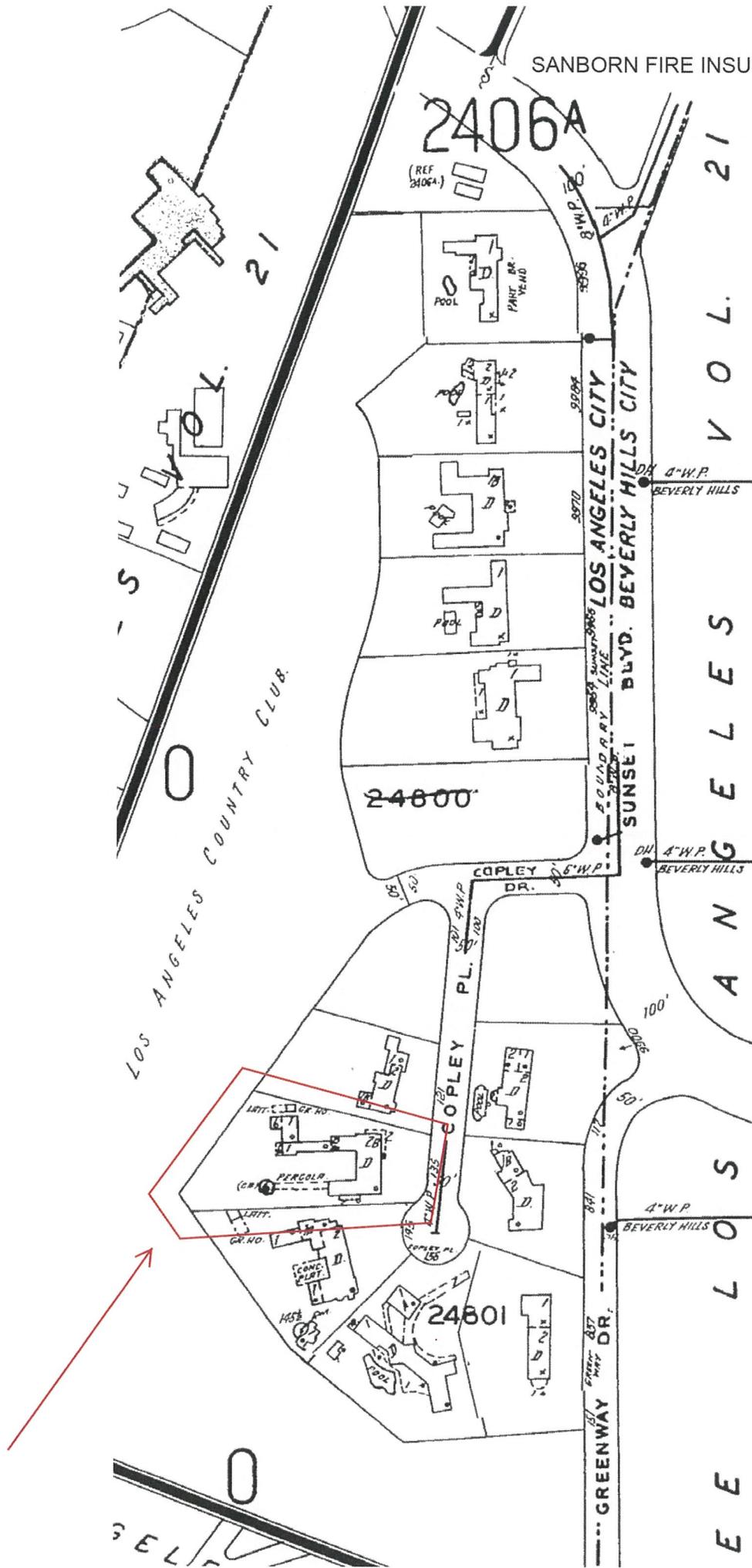
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

**SANBORN FIRE INSURANCE MAP**

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**DPR523 FORMS (PREVIOUS SURVEY EFFORTS)**

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SERIAL NUMBER: 0213-029-001

UTM: 11-368820-3771320

CONTINUATION SHEET: Copley Place-Greenway Drive Residential Grouping

COMMON NAME: None

HISTORIC NAME: Helms; Paul H. Residence

ADDRESS: 0135 Copley Place

PARCEL NUMBER: 4345-035-003

CONSTRUCTION DATE: 1928

ORIGINAL OWNER: Helms; Paul H.

ARCHITECT: Kaufmann; Gordon

BUILDER: Benet; S.M.

DESCRIPTION:

135 Copley

The broad, rectangular facade of this two story Spanish residence is set behind ornate iron gates. Typical Spanish design elements are employed, including stucco siding, a hipped tile roof, shuttered casement windows, and windows boxed by iron grilles. A Classical surround distinguishes the entry which is nearly centered on the facade. Another distinctive feature is a wood balcony, which wraps the northeast corner of the house. A driveway dips down to the right (north) of the house, suggesting a partial basement. No major alterations to the facade were noted.



# CONTINUATION SHEET

Page 1 of 1 Resource Name or # *Paul H. Helms Residence*

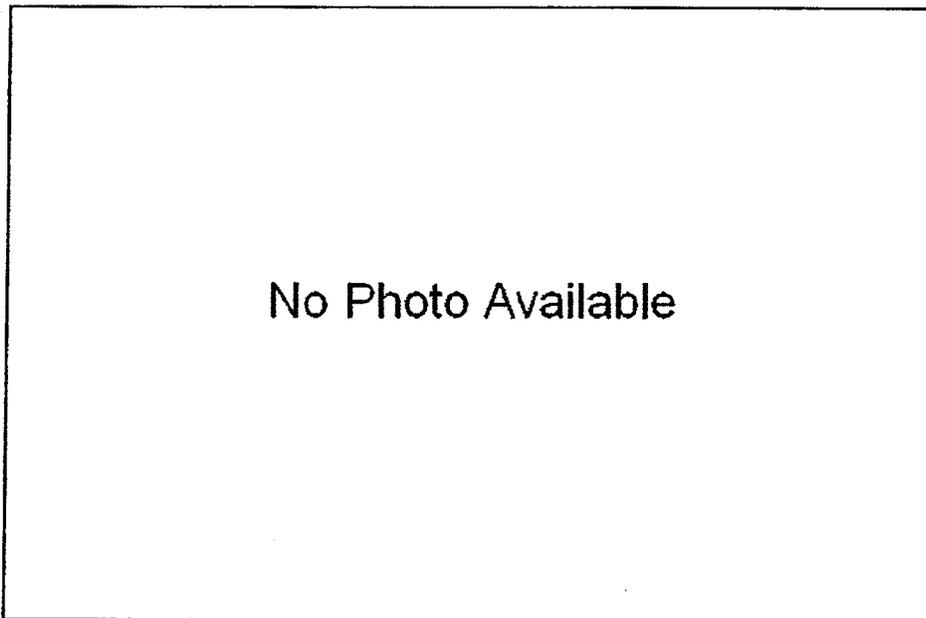
Continuation  Update

**P2. Location:** *135 Copley Pl.*

**B10 Significance:**

*This property could not be properly re-evaluated because the building was not visible from the public right of way during the current survey process.*

**P5b Description/Date of Photo:**



**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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BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
I hereby certify that the above described property is the property of the City of Los Angeles, through the office of the...

Lot No. 1199 Block Tr. 27611
Subdivision, By the Los Angeles Country Club, in the County of Los Angeles, west side of Corlay Place
District No. M. B. Page F. B. Page
No. Street

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building: Residence 1 Gar. No. of Rooms: 22 No. of Families: 1
2. Owner's name: Paul H. Helms Phone:
3. Owner's address: Los Angeles Calif.
4. Architect's name: Gordon B. ... Phone:
5. Contractor's name: ... Phone:
6. Contractor's address: ...
7. VALUATION OF PROPOSED WORK: \$ 70,000
8. Is there any existing building or permit for a building on lot? No. How used?
9. Size of proposed building: 114 x 14 Height to highest point: 10 feet
10. Number of Stories in height: 1 Character of ground: Low 1 1102000
11. Material of foundation: Concrete Size of footings: 10x14 Size of wall: 8x12 Depth below ground: 4'
12. Material of chimneys: Brick Number of inlets to flue: 104 Interior size of flues: 14x17
13. Material of exterior walls: Frame
14. Give sizes of following materials: REDWOOD MUDSILLS 6 x 6 Girders 4x6
EXTERIOR studs 2x4 2x6 INTERIOR BEARING studs 2x4 2x6 Interior Non-Bearing studs 2x4
Ceiling joists 2x6 2x8 Roof rafters 4 x 6 FIRST FLOOR JOISTS 2 x 4
Second floor joists 2x4 2x6 Specify material of roof: Tile
15. Will all provisions of State Housing Act be Complied with? Yes
16. What Zone is Property in? "A"

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

OVER (Sign Here)
FOR DEPARTMENT USE ONLY
PERMITTED 11510
Plan Examiner
6/8/28

Handwritten signature or stamp at the bottom left.

Handwritten date 6/11/28 at the bottom right.





3

DEPARTMENT OF PUBLIC SAFETY  
CONSTRUCTION DIVISION

Application to Alter, Repair, Move or Demolish

The Applicant hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief. This application is made only for the purpose of obtaining a permit for the alteration, repair, moving or demolishing of any portion thereof, and it is not to be construed as a contract or warranty of any portion thereof. The applicant shall be held responsible for the safety of the work of possession in, the property described in each permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 135 Copley Place (Horsely Hills) (House Number and Street) Approved by City Engineer.

New location of building: same (House Number and Street) Deputy.

Between what cross streets: Beverly Blvd. & ...

- Purpose of PRESENT building: One Family Residence Families 1 Rooms 21  
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving: same Families same Rooms same
- OWNER (Print Name): PAUL H. HELMS Phone: CR 6434
- Owner's address: 135 Copley Place
- Certificated Architect: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor: Donald B. Harrison State License No. 32007 Phone: RO 2185
- Contractor's address: 975 So. Emmercy Avenue, L.A.
- VALUATION OF PROPOSED WORK (including all Material, Labor, Finishing, Equipment) and Appliances to Completed Building: 700.00
- State how many buildings NOW on lot and give use of each: One - Combined Residential Storage  
Residence, Hotel, Apartment House, or any other purpose
- Size of existing building: 72 x 128 Number of stories high: 2 Height to highest point: 28
- Class of building: D Material of existing walls: Steel Exterior framework: Wood  
Wood or Steel

Describe briefly and fully all proposed construction and work:

No structural changes - Remove fake beams from Living Room - Replace L.R. and music room ceilings new wainscot in music room. Enlarge door L.R. to music room. New mantle. Plaster as per Section 201 & 202. All exterior work.

Fill in Application on other side and Sign Statement (OVER)

PERMIT NO.  <b>10749</b>	FOR DEPARTMENT USE ONLY			FEE  \$100.00
	Plans checked	Specs checked	Application checked and approved	
PLANS	For Plans Fee	Filed with	Required Valuation Included	Inspected
			Specified Yes/No	

8/27/08

PROJECT NO. 12721 PLANS	THE INFORMATION ON OTHER SIDE AND SIGN STATEMENT
-------------------------------	--

Construct concrete retaining wall along west property line

1. PROJECT TITLE: Construct concrete retaining wall along west property line

2. OWNER: MR. PAUL H. HELMS

3. PROJECT ADDRESS: 1500 ...

4. PROJECT ADDRESS: 1500 ...

5. LICENSED ARCHITECT: E.L. BRUNER

6. LICENSED ENGINEER: E.L. BRUNER

7. CONTRACTOR: GRANT F. BRUNER, LTD

8. CONTRACTOR ADDRESS: 1500 ...

9. VALIDATION: 1500

10. STATE HOW THIS PROJECT IS BEING FINANCED: ...

11. SIZE OF EXISTING ...

12. CAUSE OF SETBACK: ...

Describe briefly the nature and proposed construction and work:

Construct concrete retaining wall along west property line

13. PROJECT LOCATION: ...

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99. PROJECT LOCATION: ...

100. PROJECT LOCATION: ...

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF PERMITS  
**Application to Alter, Repair, Blinds or Demolish**

The undersigned hereby certifies that the information furnished herein is true and correct and that the proposed work is in accordance with the provisions of the City Ordinance relating to the same.

REMOVED FROM \_\_\_\_\_ TRACT \_\_\_\_\_  
 REMOVED TO \_\_\_\_\_ TRACT \_\_\_\_\_

Present location of building: 135 E. 1st St.  
 New location of building: \_\_\_\_\_  
 Between what cross streets: 1st and 2nd  
 Approved by City Engineer \_\_\_\_\_ Deputy \_\_\_\_\_

1. Purpose of PRESENT building: Residence Families: 1 Rooms: 6  
 2. Use of building AFTER alteration or moving: \_\_\_\_\_ Families: 1 Rooms: 6  
 3. Owner (print Name): W. V. Thompson Phone: \_\_\_\_\_  
 4. Owner's Address: 135 E. 1st St.  
 5. Certificated Architect: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
 6. Licensed Engineer: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_  
 7. Contractor: Alan S. Livingston State License No. 316 Phone 423  
 8. Contractor's Address: 126 S. Cass St. P.O.

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and all elevator equipment thereto or thereon) \$ 1500  
 10. State how many buildings NOW on lot and give use of each: 1 - Residence  
 11. Size of existing building: 70 x 100 Number of stories high: 2 Height to highest point: \_\_\_\_\_  
 12. Class of building: Frame Material of existing walls: Brick Exterior framework: Wood  
 Describe briefly and fully all proposed construction and work:  
Close off 2nd floor. 4' x 7' + install floor.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.  <u>50461</u>  PLANS	FOR DEPARTMENT USE ONLY			Date when Permit is issued <u>10/5/42</u>
	Plans and Specifications checked	Zone <u>R1</u>	The District <u>1st</u>	
	Construction method	High Rise <u>110</u>	Street Widening	
	Plans, Specifications and Applications reviewed and approved	Approved by _____		
	File Plans here	Filed with	SPRINKLER	
			Required Valuation Included	

Application Form No. 100  
Filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

ZONE \_\_\_\_\_ FIRE DISTRICT \_\_\_\_\_ TYPE \_\_\_\_\_ GROUP \_\_\_\_\_ DIVISION \_\_\_\_\_

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

Application is hereby made to the Council 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 herein 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.

FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 11-206(f), Beverly Hills Municipal Code.

Lot No. 7 Block \_\_\_\_\_ Tract 7411

Description of Work General repair and construction work in connection with termite and/or fungus damage. No structural changes.

Street and No. 136 Copley Drive - Beverly Hills, California

(Location of Property)

(USE INK OR INDELEIBLE PENCIL)

- Purpose of Building Residence No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
- Owner's Name Alfred Santell Phone CR 1 5960
- Owner's Address 3400 Guernville Road - Santa Rosa, California
- Architect's Name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Name Abbatt's Building Service City License No. 6243 State License No. 37284
- Contractor's Address 433 N. Hoover St. - Los Angeles 4, California Phone NO 2 5781
- VALUATION OF PROPOSED BLDG. \$ 199.00  
[Including Plumbing, Gas Fitting, Sewers, Electric Wiring and Lighting, Elevators, Heating and Ventilating, Painting, Finishing, all Labor, etc.]
- State how many buildings NOW on lot \_\_\_\_\_ How used? \_\_\_\_\_
- Clear Height of Ceiling: Bath, Toilet \_\_\_\_\_ Living Rooms \_\_\_\_\_ Halls \_\_\_\_\_ Cellars \_\_\_\_\_  
(State Law)
- Areas: 1st flr. \_\_\_\_\_ 2nd flr. \_\_\_\_\_ 3rd flr. \_\_\_\_\_ 4th flr. \_\_\_\_\_ 5th flr. \_\_\_\_\_
- Total floor area \_\_\_\_\_ No. of Stories \_\_\_\_\_ Height to Highest Point \_\_\_\_\_
- Size of Lot x Area of Lot \_\_\_\_\_ Per Cent of Area Covered by All Buildings \_\_\_\_\_  
(Fill out Item 5 on No. 12 in case of Courts, Apartments, Hotels, etc.)
- Set Back from Property Line [Including balconies, bays, porches, etc.] Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_
- Foundation Material \_\_\_\_\_ Footing With \_\_\_\_\_ Depth Below Natural Ground \_\_\_\_\_
- Height of Foundation Above Finished Grade \_\_\_\_\_ Wall Width \_\_\_\_\_ Mud Sills x
- Joist Clearance from Ground \_\_\_\_\_ Girders x Posts Under Girders x
- Chimney Material \_\_\_\_\_ No. of Inlets to Flue \_\_\_\_\_ Sizes, Flues x Thickness of Chimney Wall \_\_\_\_\_
- Materials of Exterior Walls \_\_\_\_\_ Material of Interior Wall Surfaces \_\_\_\_\_
- Will Provisions of State Housing Act be complied with? (If Groups H. & I.) \_\_\_\_\_
- EXTERIOR Studs x INTERIOR BEARING Studs x INTERIOR Non-Bearing Studs \_\_\_\_\_

Second Floor Joists x Roof Material \_\_\_\_\_

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.

NOTE: If work is not started within ninety days this permit expires. Application for refund of permit fee must be made before expiration date.

APPLICANT'S BUILDING SERVICE

(Sign Here) \_\_\_\_\_

\_\_\_\_\_

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

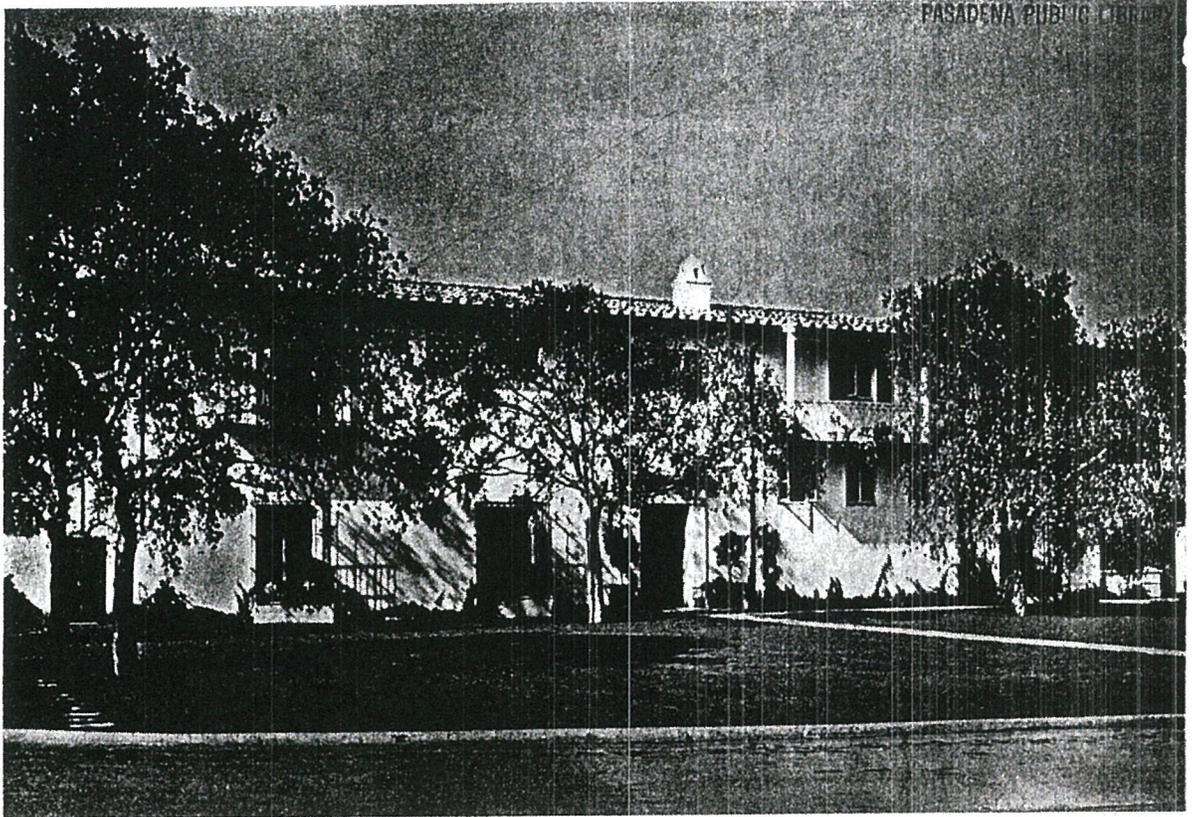
PERMIT NO.	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Plans and Application rechecked and approved.	Stamp here when permit is issued.
<u>26194</u>		<u>D. D. [Signature]</u>	<u>11 19 51</u>

D. D. [Signature]  
Chief Building Inspector

**EPHEMERAL MATERIAL**

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PASADENA PUBLIC LIBRARY

*Front Elevation*

Photo, Clarke

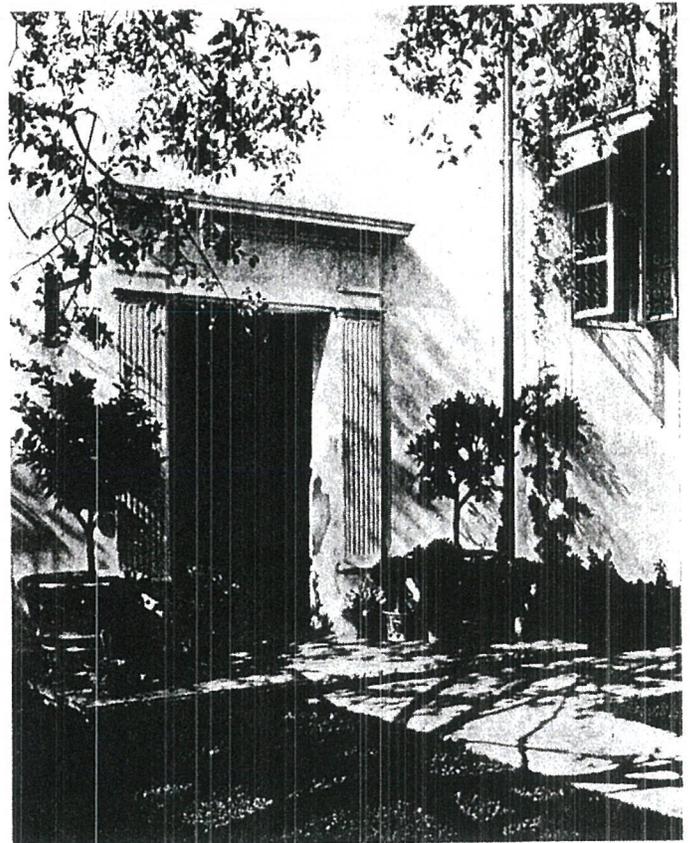
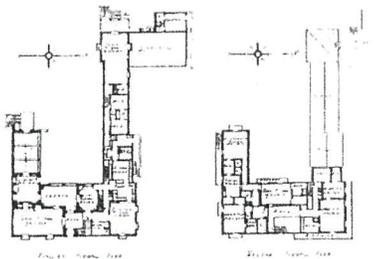
*Residence of Mr. and Mrs. Paul H. Helms, Holmby Hills — Gordon B. Kaufmann, Architect*

*A. E. Hanson, Landscape Architect*

*Bathroom Cabinets and Vanity Mirrors: Albatross Steel Equipment Company  
 Finish Hardware: West & Company  
 Furniture: H. T. Lockwood, Inc.  
 Furnished in Part: Barker Brothers  
 Lighting Fixtures: B. B. Bell & Company  
 Painting and Decorating: Rees Decorating Company  
 Plumbing Fixtures: Crane Company  
 Plumbing Fixtures (Partial): Standard Sanitary Mfg. Company  
 Potted Plants: The Garden Shop  
 Roof, Floor, Faience and Decorative Tile: Gladding, McBean & Company  
 Rugs: John S. Keshishyan  
 Stone Contractors: Minnis Brothers  
 Tile Roofing Contractors: Phil E. French & Company*

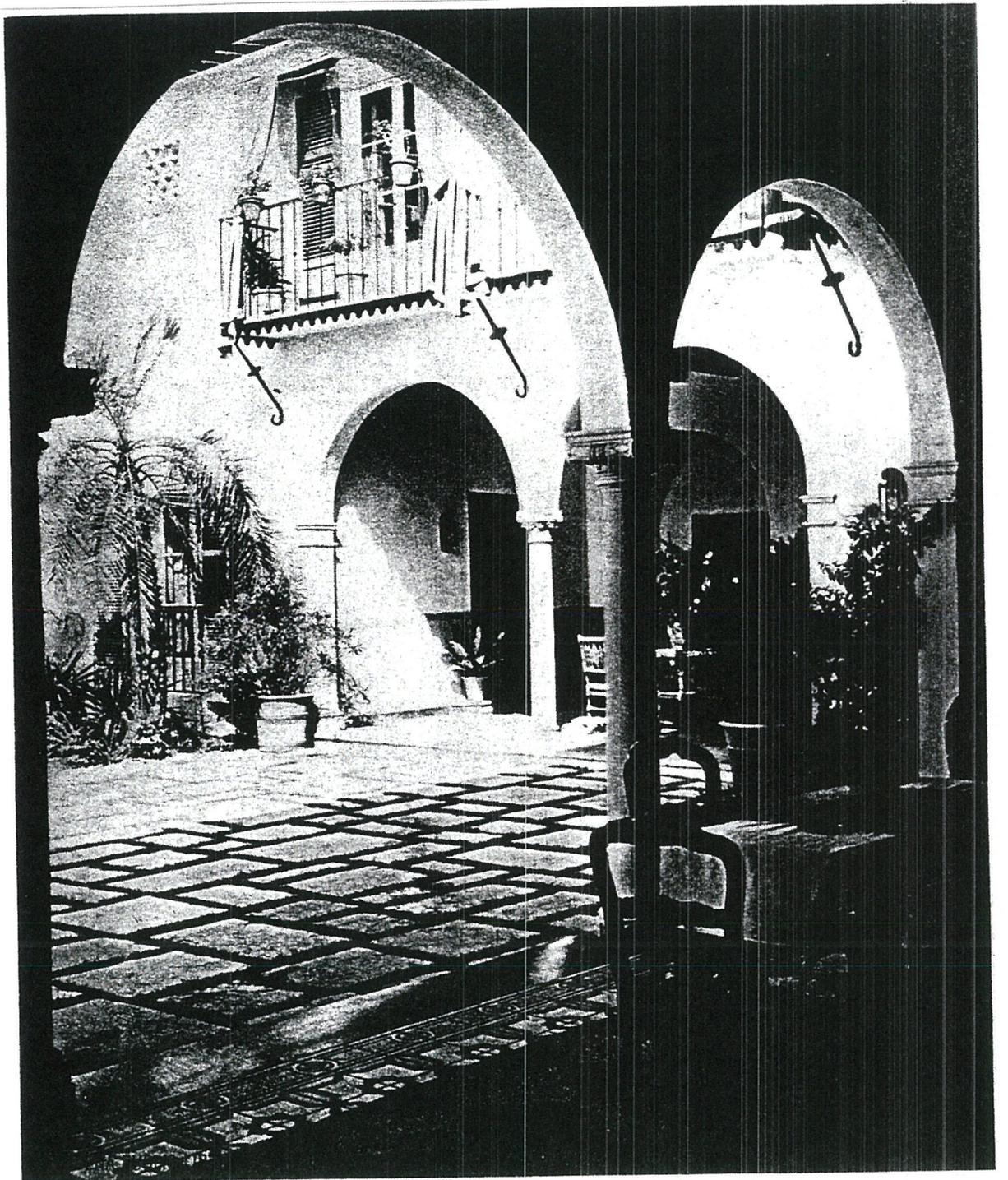
The Architectural Digest  
 Vol. 7, No. 4

continued...



*Entrance Detail*

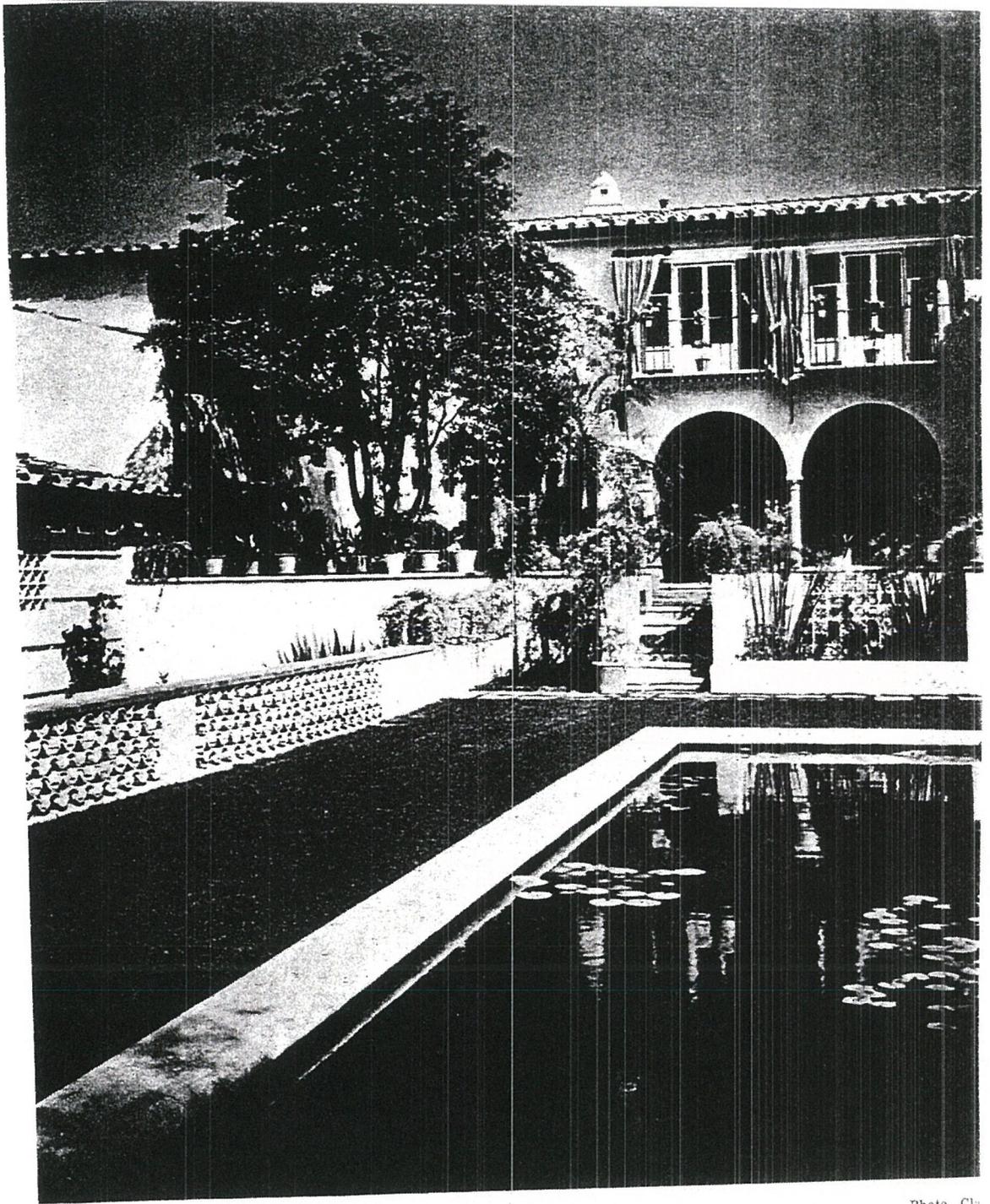
Photo, Clarke



*Patio from Loggia*  
*Residence of Mr. and Mrs. Paul H. Helms, Holmby Hills — Gordon B. Kaufmann, Architect*

Photo. Clarke

*A. E. Hanson, Landscape Architect*



Photo, Cla

*Garden Court*  
*Residence of Mr. and Mrs. Paul H. Helms, Holmby Hills — Gordon B. Kaufmann, Architect*

*A. E. Hanson, Landscape Architect*



*Hall Detail*

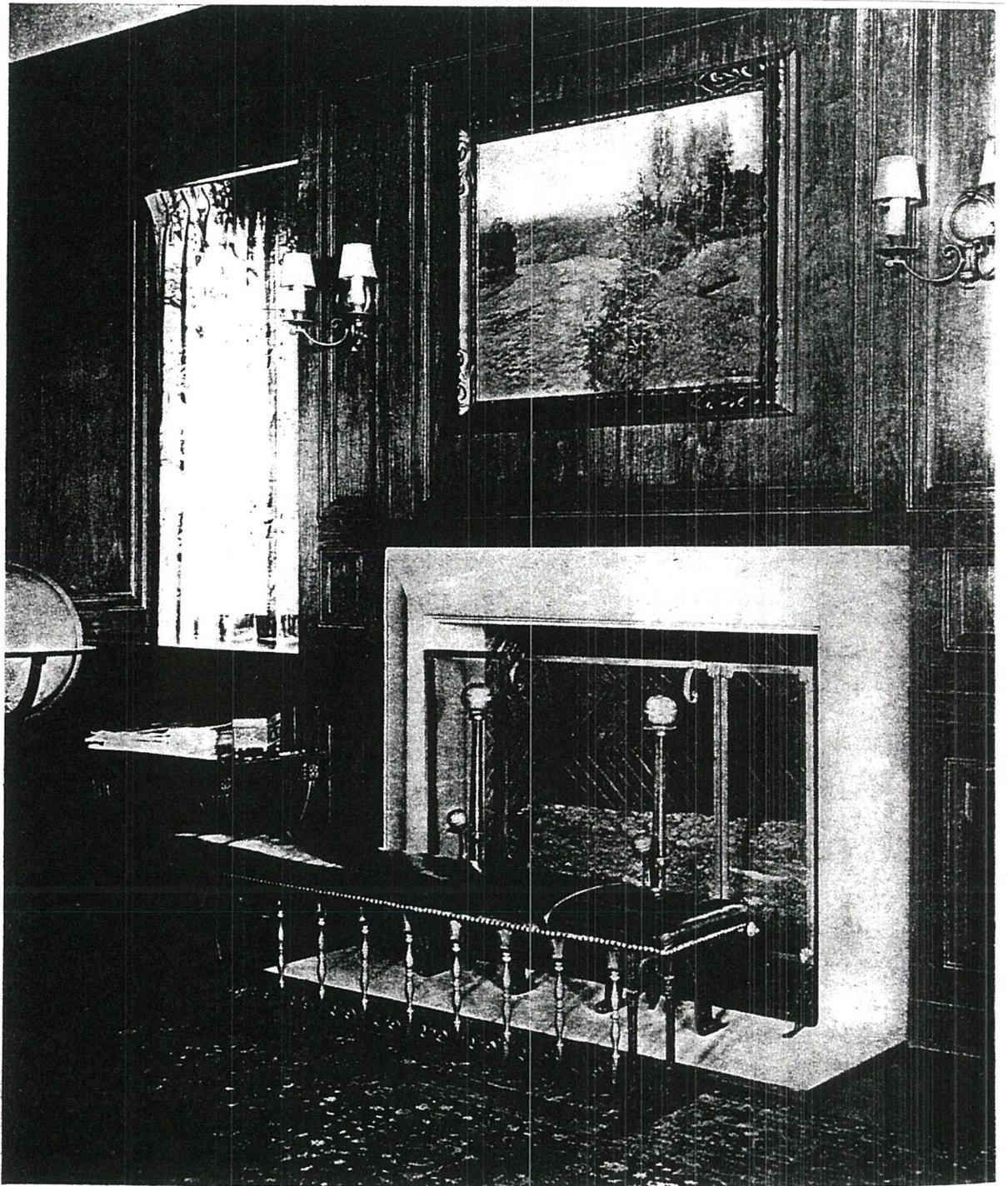
Photo, Clarke

*Residence of Mr. and Mrs. Paul H. Helms, Holmby Hills — Gordon B. Kaufmann, Architect*



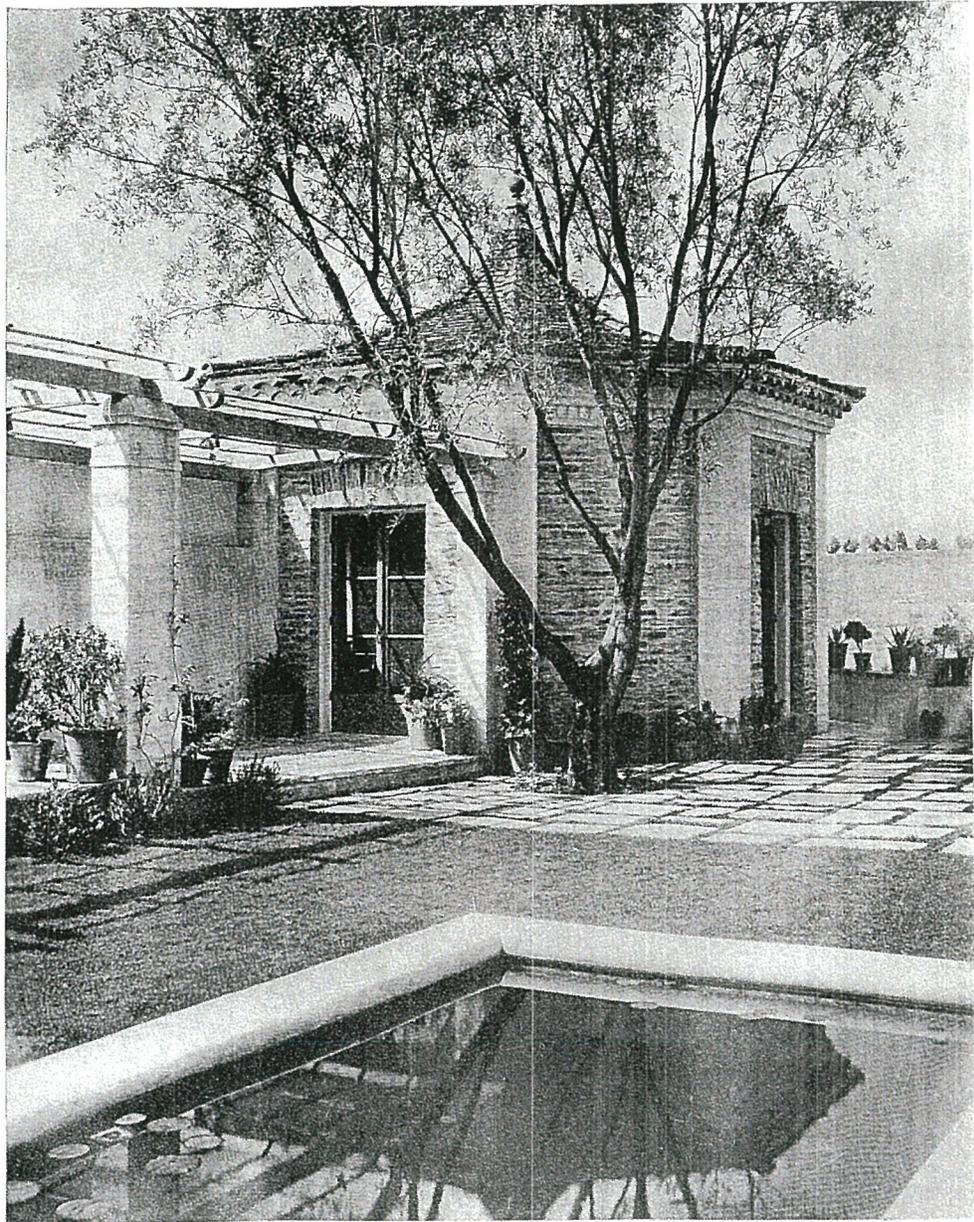
*Living Room Detail*  
*Residence of Mr. and Mrs. Paul H. Helms, Holmby Hills — Gordon B. Kaufmann, Architect*

Photo



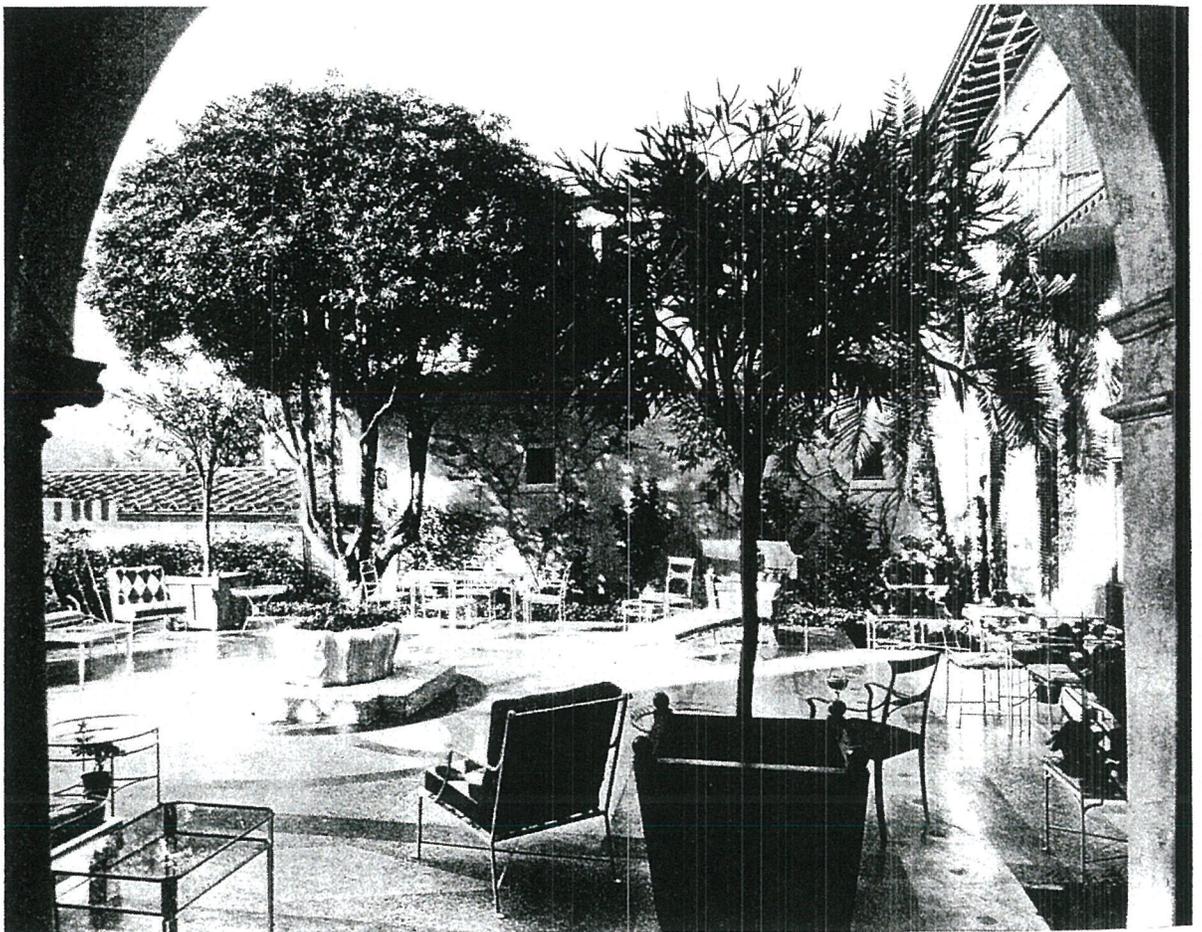
*Library Detail*

Photo, Clarke



SUMMER HOME OF PAUL H. HELMS, BEVERLY HILLS  
GORDON B. KAUFMANN, ARCHITECT

The Architect and Engineer  
May, 1932; p. 46



Photograph by Mott Studios

Above is a view of the spacious outdoor terrace in the Beverly Hills home of Mr. and Mrs. P. H. Helms. Gordon B. Kaufmann, architect. Charles Ray Glass, interior decorator. Edward Huntsman-Trout, landscape architect.

California Arts & Architecture  
June 1936; p. 16

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**PHOTOGRAPHS**

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**PHOTO - 1: Façade (east elevation) looking northwest**



**PHOTO - 2: Façade (east elevation), looking southwest**



PHOTO - 3: Motor court area, landscaping, and rusticated stone perimeter wall features, looking east



PHOTO - 4: Semi paved motor court area, front gates, and rusticated perimeter wall features, looking southeast

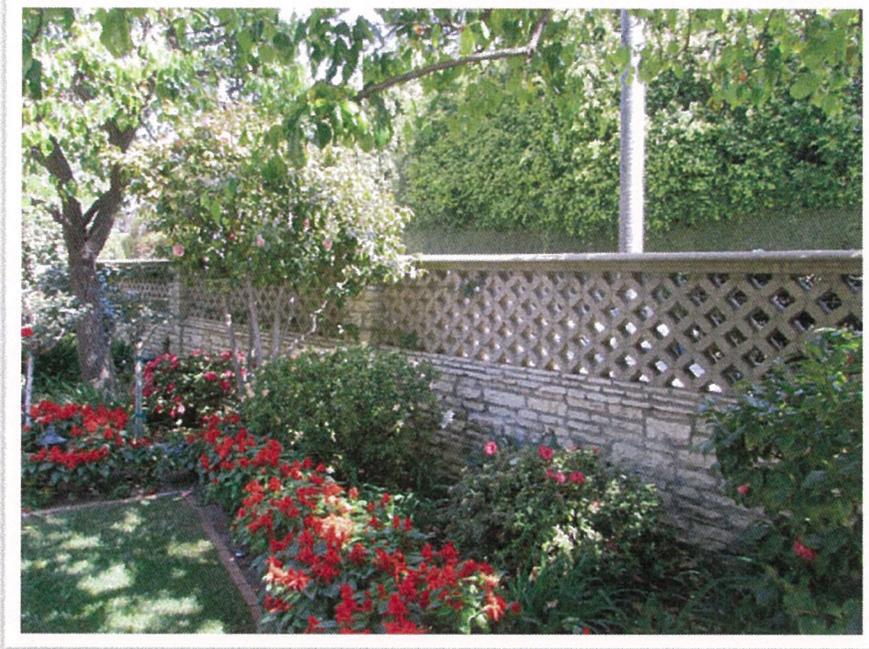


PHOTO - 5: Rusticated stone perimeter wall along Copley Place (from within parcel limits)

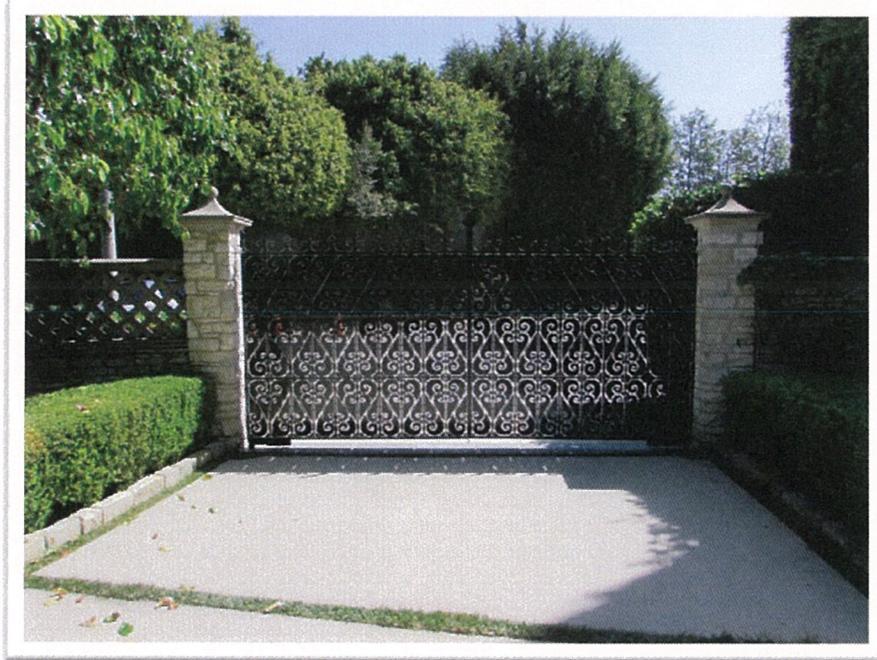


PHOTO - 6: Rusticated stone perimeter wall along Copley Place and gate detail



PHOTO - 7: Front of house (east elevation) with semi-paved motor court foreground, looking northwest



PHOTO - 8: Façade (east elevation) details and features



PHOTO - 9: Entry approach area on façade (east elevation)

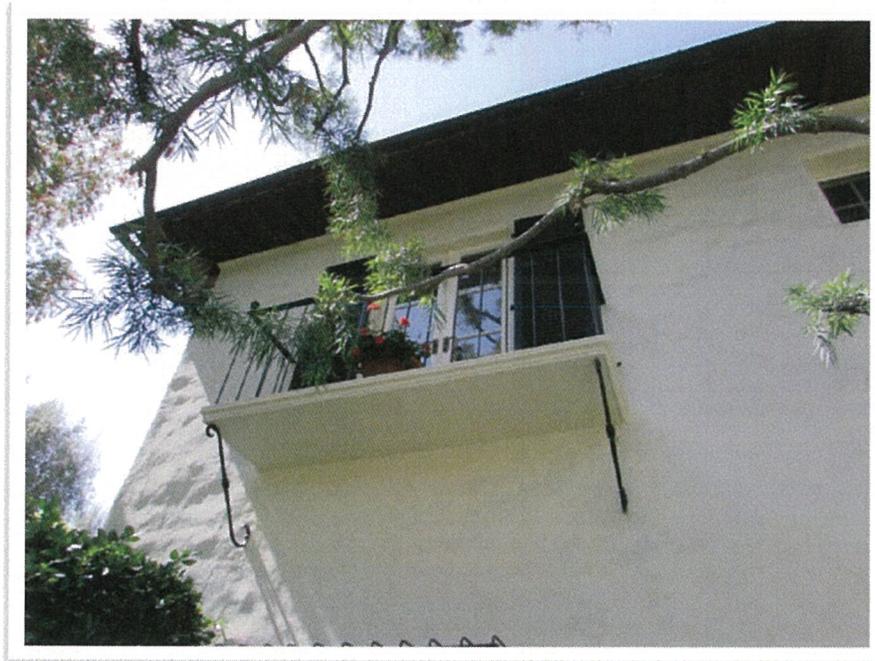


PHOTO - 10: Façade (east elevation) details and features



PHOTO - 11: Oblique view of northeast corner of residence with driveway right, looking southwest



PHOTO - 12: View of north elevation with adjacent driveway left, looking southeast



PHOTO - 13: Corbeled staircase off north elevation of north wing extension, looking southwest



PHOTO - 14: Spanish Colonial Revival style garage structure



PHOTO - 15: Central courtyard area at rear (west elevation) of house, looking east



PHOTO - 16: Central courtyard area with reflecting pool and north wing of residence (right), looking northwest



PHOTO - 17: Central courtyard area with reflecting pool and pergola (left), looking west



PHOTO - 18: Pergola adjacent central courtyard connecting loggia and tea house, looking east

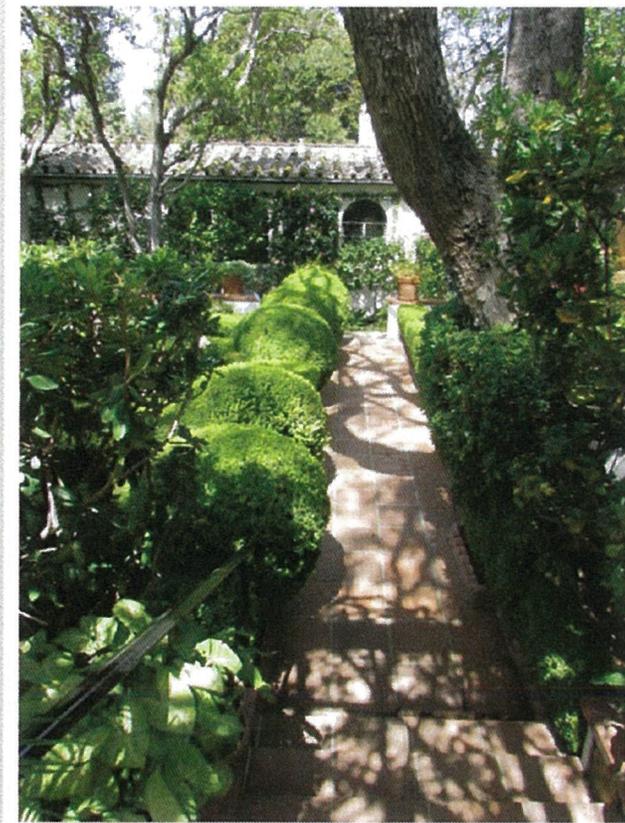


PHOTO - 19: Walkway separating upper terrace patio and central courtyard, looking at north wing of residence

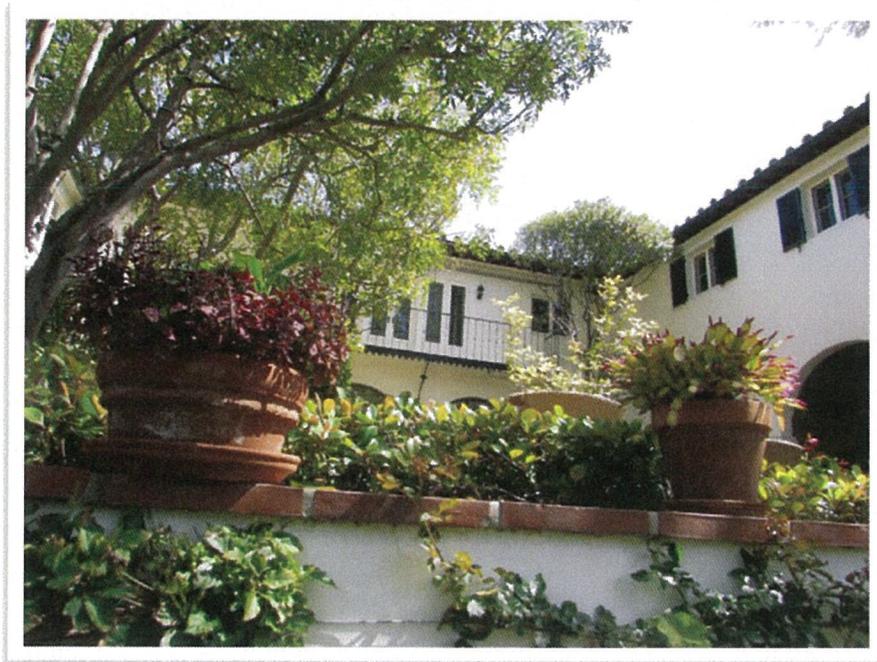


PHOTO - 20: View of upper terrace patio area from central courtyard, looking southeast



PHOTO - 21: View from within rear terrace patio, looking northeast



PHOTO - 22: Former west loggia adjacent rear terrace patio, looking east



PHOTO - 23: Open (south) loggia area adjacent rear terrace patio, looking southwest



PHOTO - 24: Open (south) loggia area adjacent rear terrace patio details, looking south



PHOTO - 25: Rear terrace patio area with terrazzo flooring and planter box details

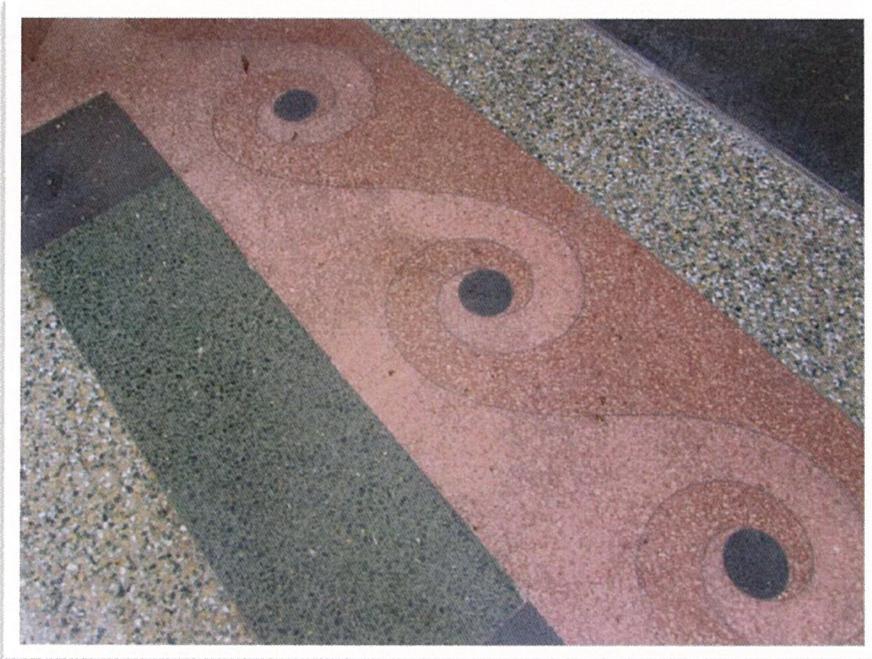


PHOTO - 26: Terrazzo detail at rear terrace patio off west elevation



PHOTO - 27: South elevation, looking northeast



PHOTO - 28: South elevation of residence, looking west



PHOTO - 29: Architectural features, façade south end



PHOTO - 30: Eave features and details



PHOTO - 31: Fenestration with wrought iron box grilles

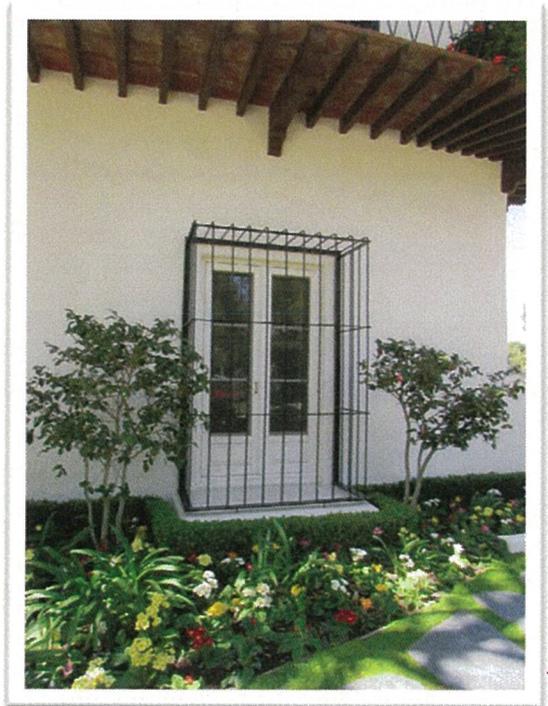


PHOTO - 32: Fenestration with wrought iron box grilles



PHOTO - 33: Hidden fountain detail adjacent rear loggia



PHOTO - 34: Glazed multi-color terra cotta tile details



PHOTO - 35: Fenestration and balcony details

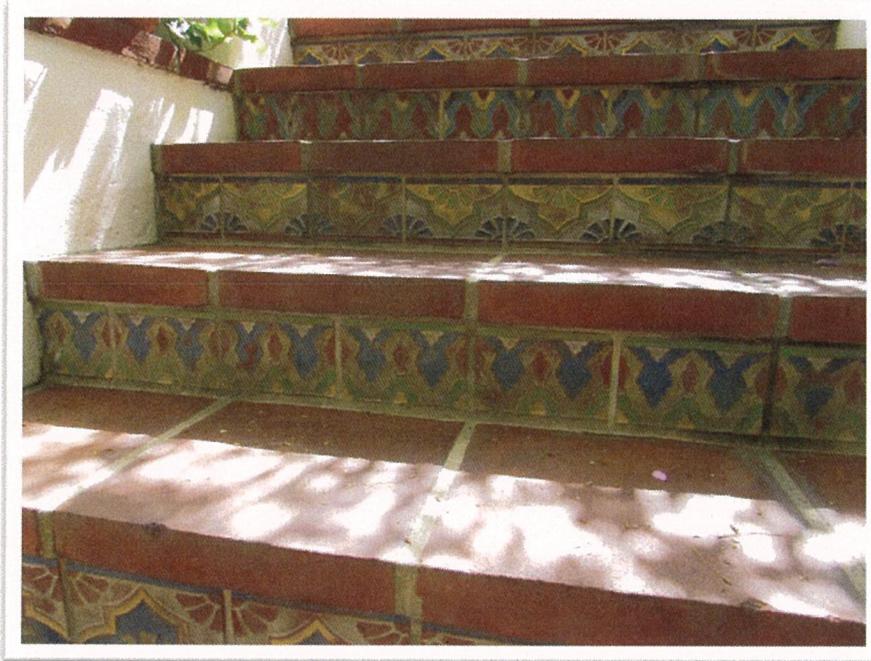


PHOTO - 36: Glazed multi-color terra cotta tile details



PHOTO - 37: Terraced pool deck (foreground) with limestone tea house in background, looking southeast

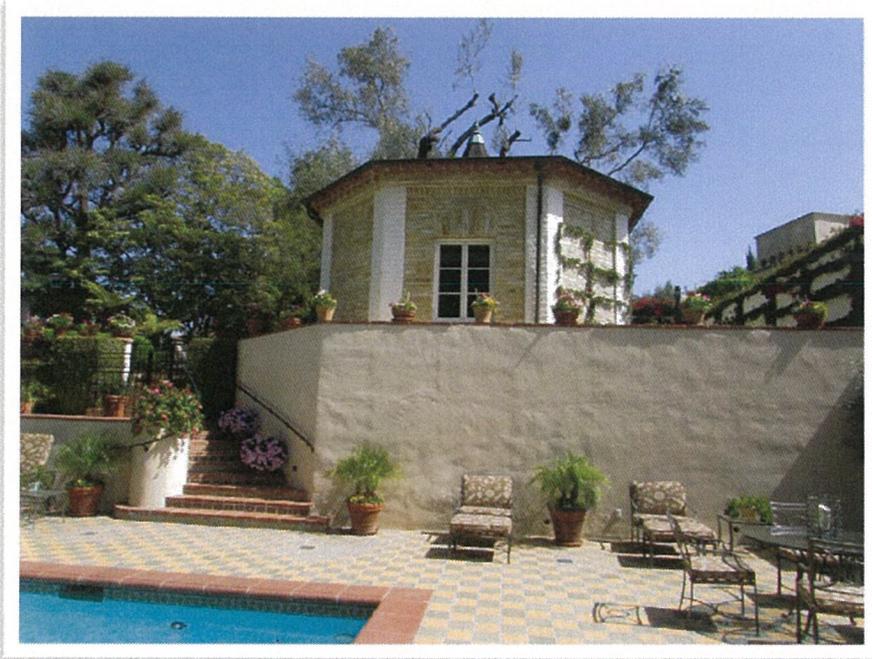


PHOTO - 38: Terraced pool deck (foreground) and tea house in background, looking east

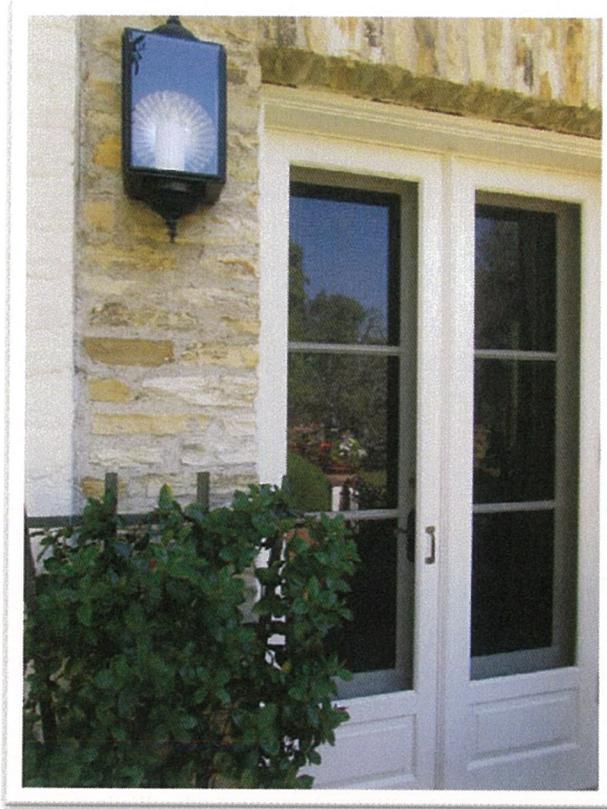


PHOTO - 39: Tea house entry door off north elevation

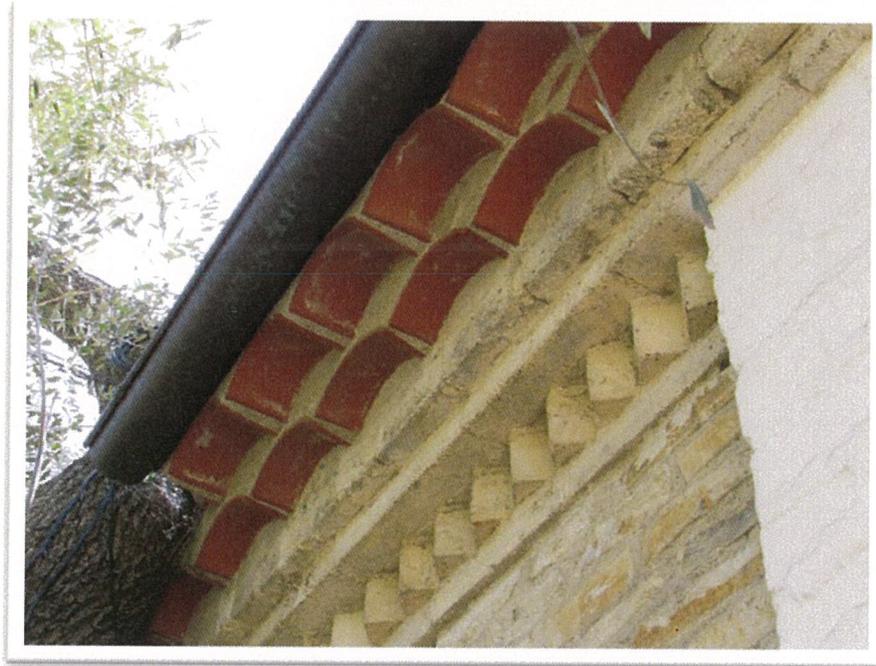
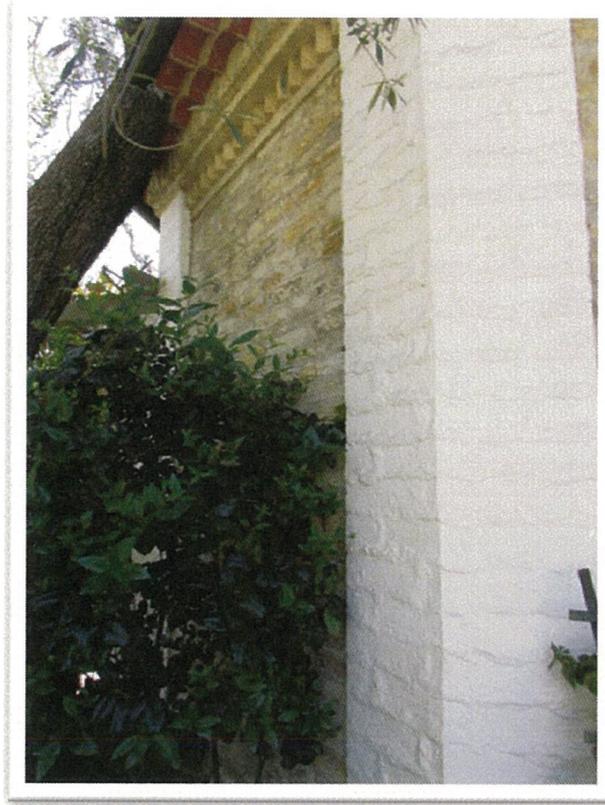


PHOTO - 40: Tea house cornice and eave details



**PHOTO - 41: Tea house wall treatment detail**



**PHOTO - 42: Entry door to limestone tea house, east elevation**



PHOTO - 43: Terraced pool deck at west end of parcel, looking west

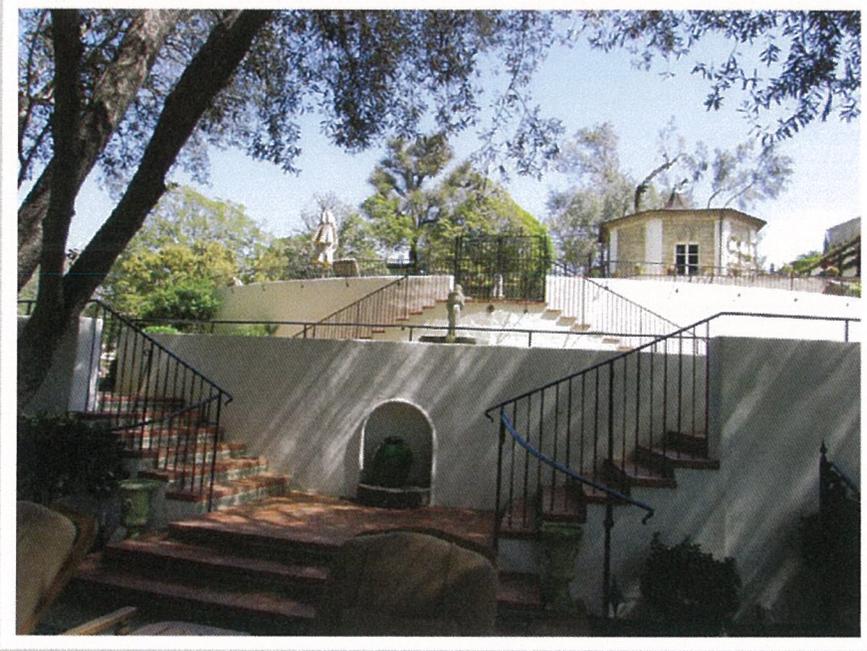


PHOTO - 44: Terraced rear (west) end of parcel, looking east

**OSTASHAY & ASSOCIATES CONSULTING**

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