



Attachment 6

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

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



City of Beverly Hills

Planning Division

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Cultural Heritage Commission Report

Meeting Date: October 9, 2013

Subject: Landmark Nomination for inclusion onto Local Register of Historic Resources of Beverly Gardens Park, Wilshire and Santa Monica Boulevards, Beverly Hills, as a Local Landmark.

Recommendation: Adopt a resolution recommending City Council designate Beverly Gardens Park as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Beverly Gardens Park as a Cultural – Historic Landscape and confirms it is eligible for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending that the City Council designate Beverly Gardens Park, as a Landmark on the Local Register of Historic Properties.

Early
Post
Card of
Electric
Fountain
Beverly
Gardens
Park,
City of
Beverly
Hills.



Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

Report Author and Contact Information:

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Urban Designer
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BACKGROUND

At the meeting of July 10, 2013 the Cultural Heritage Commission initiated nomination proceedings for the Beverly Gardens Park, Wilshire and Santa Monica Boulevards, Beverly Hills, to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for Beverly Gardens Park, for eligibility as a local cultural – historic landmark and supports inclusion of Beverly Gardens Park as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The City Manager was notified in writing on September 30, 2013 that the Cultural Heritage Commission would consider nomination of the Beverly Gardens Park as a local historic landmark. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Beverly Gardens Park, Wilshire and Santa Monica Boulevards, Beverly Hills, as a local cultural – historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Beverly Gardens Park would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Beverly Gardens Park 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 Beverly Gardens Park is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

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

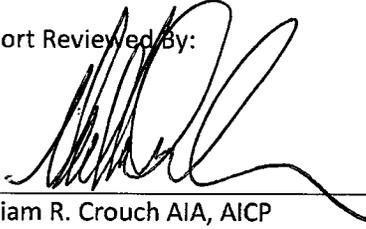
SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for Beverly Gardens Park and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate Beverly Gardens Park, Wilshire and Santa Monica Boulevards, Beverly Hills as a local Landmark.

Report Reviewed By:

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

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 28

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE BEVERLY GARDENS PARK, WILSHIRE AND SANTA MONICA BOULEVARDS, BEVERLY HILLS AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On July 10, 2013, the Cultural Heritage Commission conducted a preliminary consideration of Beverly Gardens Park a historic linear park located along Wilshire and Santa Monica Boulevards, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Beverly Gardens Park warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On October 9, 2013, the Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for Beverly Gardens Park incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate Beverly Gardens Park as a Local Landmark. The Commission based its action on the

findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. BACKGROUND. Beverly Gardens Park is a 1.9 mile linear park that spans the breadth of the City of Beverly Hills along two of its major thoroughfares, Santa Monica Boulevard and Wilshire Boulevard. Consisting of 23 blocks, the park is located on the north side of these two boulevards between the eastern City boundary at North Doheny Drive and North Whittier Drive, a half block shy of the western city boundary. Along most of its length the park varies from approximately 55- to 100-feet deep, averaging 80-feet, the size of a typical adjacent city lot. The centerpiece of the park is three blocks in the heart of the City, between North Rodeo and North Crescent Drives, where the park occupies the three full blocks bordered by Park Way on the north. The rectangular block plan of each of its component parts is varied at two locations, the intersection of Santa Monica and Wilshire Boulevards and at its eastern, Doheny Drive terminus. The former consists of a broad “V”, formed by the obtuse angle of the intersection, and anchored by a circular fountain (the “Electric Fountain”) and surrounding plaza at the apex of the “V.” The latter is an irregular circle-shaped island, bounded by Carmelita Avenue, Doheny Drive, Santa Monica Boulevard, and Oakhurst Drive, and also featuring a fountain (the “Doheny Fountain”). Of the total 23 blocks, one-and-a-half blocks along Santa Monica Boulevard are excluded from the park and are occupied by three churches. With the exception of a man-made depression surrounding the Doheny Fountain and a raised section at the north end of the Beverly Drive –Canon Drive block the topography of the park is uniformly flat.

Beverly Gardens Park was formally determined eligible for listing in the National

Register as a district in 1985. It is currently assigned a California Historical Resource status code of 2S2 (individual property determined eligible for the National Register by consensus through Section 106 process and listed in California Register of Historical Resources). It was determined eligible under criteria A, for association with significant historical trends, and C, for significance in landscape architecture and community planning. The “Request for the Determination of Eligibility” stated:

It is the result of the combined efforts of Southern California’s first accredited landscape architect - Wilbur D. Cook, Jr. and one of Southern California’s most noted landscape architects - Ralph D. Cornell, and has retained its high artistic values. Beverly Gardens appears to be part of the first application of the concepts of the City Beautiful Movement in Southern California and is one of, if not the first, applications of these principles to a residential subdivision in the State of California. It is, thus, the pioneer in a design and method of planning that influenced many subsequent developments in the State.¹

The park was determined to have integrity of location, setting, workmanship, feeling, and association, and only slightly compromised integrity of design (primarily by the conversion of the lily pond to a raised planting bed and the intrusion of a restroom structure). Specifically itemized contributing features that are listed in the Historic Resources Inventory include three park fountains, four pergolas, the Hunter and Hounds World War I memorial statue, period street lights, and the Frances E. Bullard monument, donor of the cactus garden, located south of the garden.

The park has retained its integrity since the 1985 Determination and thus has retained its eligibility for National Register inclusion. Changes since 1985, other than natural evolution of

¹ *Webb, Lois and George Casem, California Department of Transportation. Request for Determination of Eligibility for Inclusion in the National Register of Historic Places: Beverly Gardens. ND, circa 1983.*

plant materials, include the installation of modern sculpture into the central park blocks (ongoing); the reconstruction of the Beverly Hills sign in modern materials and introduction of a new water feature into the Beverly Drive – Canon Drive block (2006); a new, illuminated rose garden planted in the Alpine – Foothill block (2009); and the disappearance of the Frances E. Bullard monument.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), this property satisfies the necessary requirements for local landmark designation as a cultural landscape.

Beverly Gardens Park is 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 Gardens Park is closely identified with the founding of Beverly Hills and has been throughout its history a manifestation of the character that distinguishes Beverly Hills from surrounding communities. The original three blocks of the park were an integral component of the original city plan and functioned not only to beautify the community but also to assist its promoters with real estate sales. Subsequently, the park was expanded to create a buffer between the business and residential zones, undertaken with a substantial financial commitment by city residents and representing a groundbreaking linear approach to park design within an urban context. The park was highly visible, initially to riders of the interurban railway and subsequently to the occupants of thousands of automobiles that traverse Santa

Monica and Wilshire Boulevards daily. It is a reflection of the emphasis the City has made since its founding on parks, street trees, and gardens. The park has also functioned as a municipal event space and a symbol of the City. The property satisfies this criterion.

Beverly Gardens Park is eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* Beverly Gardens Park is a result of the City Beautiful movement that coalesced in the United States around architects and landscape architects such as Daniel Burnham and Frederick Law Olmsted. An attempt to replace chaotic urbanization with order, the City Beautiful movement was based on the principles of "uniformity, the Classical style of public architecture, and reverence for natural beauty." City-wide park systems linked by landscaped boulevards were part of the concept. Cook's vision for Beverly Hills, and by extension, that of his junior partner Cornell, was influenced by his work with the Olmsteds and others, particularly his involvement with "White City," as the Chicago World's Fair of 1892 was known. The style of the landscape in the original three city park blocks was formal in its symmetry, somewhat like established city squares like Union Square in San Francisco or Pershing Square (then known as Central Park) in Los Angeles, but naturalistic in its planting. Cornell adopted this approach in his extension of the park, and introduced pergolas to provide city residents with places to escape city life and appreciate nature, fountains as City monuments, and specialty gardens much favored by horticulturalists. The cactus garden, in particular, became widely known, a west side counterpart of the one at the Huntington Gardens in San Marino. Beverly Gardens Park satisfies this criterion.

Beverly Gardens Park is eligible under "significance" criterion A.4. *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.* The property satisfies this criterion. The plan for Beverly Hills, including the original three blocks of the park, is arguably the most well-known work of Wilbur D. Cook, who is listed in the City's list of master architects. Much of Cook's subsequent success and reputation was based on his efforts at Beverly Hills, and thus it was a highly notable project in his career. Moreover, the plan for Beverly Hills introduced a new approach to subdivision design to Southern California, one based on City Beautiful and other landscaping principles that paved the way for other developments, such as the subdivision of Palos Verdes Estates. As one of the earliest landscape architects to practice in Southern California, Cook's importance is undisputed. Ralph D. Cornell has not yet been listed on the City's approved Master Architects list, but is clearly worthy of such recognition. The National Register defines a "master" as a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. Cornell, whose career spanned over half of the 20th century, clearly satisfies this definition. Based in Los Angeles, Cornell played a leading role in landscape architecture in Southern California, designing numerous high profile projects such as UCLA and the Music Center, garnering many awards for his efforts. Beverly Gardens Park was a significant achievement in his career. Beverly Gardens also possesses high aesthetic value in its design since it synthesizes City Beautiful principles of landscape architecture and, therefore, visually expresses an aesthetic ideal of the concept.

Beverly Gardens Park is eligible under "significance" criterion 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.* Beverly Gardens Park was formally determined eligible for listing in the National Register of Historic Places in 1985 and is therefore also listed in the California Register of Historical Resources. Therefore, the property satisfies this criterion.

Beverly Gardens Park is eligible under "significance" criterion B because the property retains integrity from its period of significance. The property satisfies this criterion. As stated in the Section 106 Request for Determination of Eligibility and confirmed by this assessment, Beverly Gardens Park retains integrity of location, setting, workmanship, and association. It also retains substantial integrity of design and of primary plant materials such as trees, which can be documented by a comparison of the current appearance of the park to historic photographs. The layout of paths, lawns, planting beds, and, to a large degree, specimen trees is largely unchanged since the park was photographed in 1915, 1924, and 1940. Moreover, the resemblance of the park today to the studies for the development of the park drawn by Ralph Cornell in 1930 is remarkable. The major monuments in the park, including the three historic fountains, four pergolas, and Hunter and Hounds statue, also retain integrity. Evolution of plant materials, as allowed for by the National Park Service in National Register Bulletin 18 (see Section 3 of this report) has occurred; however, the planting scheme, particularly in the two historic specialty gardens and the residential borders, continues to reflect the original design intent of the designers. Major losses in the park include the lily pond and Beverly Hills sign.

The pond basin, however, is in situ and the pond could be recreated. The sign has been recreated according to its historic appearance but in modern materials. Another change over time, the disappearance of a row of eucalyptus trees along parts of Santa Monica Boulevard, was not considered significant enough to affect the assessment of integrity in the 1980s. The introduction of a new rose garden on the Foothill Alpine block did not affect the primary, character-defining characteristics of the block, including the main path, allée of Chinese elm trees, pergola, or fountain or the overall symmetry of the layout.

The Beverly Gardens Park is eligible under “significance” criterion C because the property has historic value. Beverly Gardens Park is of significant value to the City, for its landscape design, aesthetic qualities, and enhancement of the quality of life, and historically represents a deliberate choice by City residents in favor of a park over commercial or other development along the affected blocks of Santa Monica and Wilshire Boulevards. As has been demonstrated by this assessment, the continued preservation of Beverly Gardens is in accordance with the historic preservation policies adopted by the City of Beverly Hills. Therefore, the property satisfies this criterion.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING
LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Beverly Gardens Park 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 property do not compromise those qualities that justify its listing as a landmark. Character-defining features associated with the subject property are included in the appendix of the consultant's report, attached herein as Exhibit A. Character-defining features have been itemized by each block of the park. Elements not specifically mentioned, including structures other than those specifically identified, benches and furnishings (such as the wrought iron benches and trash receptacles), equipment and maintenance structures and objects, signs (except the Beverly Hills shield pole sign), and street lamps with concrete bases, are not considered to be character-defining.

Notwithstanding City ownership of the subject property, Beverly Gardens Park as a historic resource listed on the Local Register of Historic Places shall also be subject to the provisions of Article 32 (Historic Preservation) of the Beverly Hills Municipal Code, including Section 10-3-3219 (Certificate of Appropriateness).

Section 7. REASONS FOR DESIGNATING BEVERLY GARDENS PARK AS A LANDMARK. The Cultural Heritage Commission finds that Beverly Gardens Park meets the criteria for designation as a landmark, and that the property warrants designation because Beverly Gardens Park meets the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212).

This cultural landscape satisfies the requirement of subsection 10-3-3212(A)(1), in that it "exemplifies important elements of the City's economic and architectural history." The park is closely identified with the founding of Beverly Hills and has been throughout its history a manifestation of the character that distinguishes the City from surrounding communities. 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 site is a result of the City Beautiful movement that coalesced in the United States around architects and landscape architects such as Daniel Burnham and Frederick Law Olmsted. Cook’s vision for Beverly Hills, and by association, that of his junior partner Cornell, was influenced by his work with the Olmsteds and others. It also satisfies the requirements of subsection 10-3-3212(A)(4), in that it “represents a notable work of a person included on the City’s List of Master Architects.” The plan for Beverly Hills, including the original three blocks of the park, is probably the most well-known work of landmark architect Wilbur D. Cook. Cook is listed in the City’s List of Master Architects. Landscape architect Ralph D. Cornell, though not currently included in the City’s List of Master Architects, and his portfolio of work, which includes Beverly Gardens, has played a leading role in landscape architecture in Southern California for over half of the 20th century and should be recognized for his significant career achievements. The park also possesses high aesthetic value. And finally, the cultural landscape satisfies the requirements of subsection 10-3-3212(A)(6) in that it has been formally determined eligible for listing in the National Register and, hence, is also listed in the California Register. Beverly Gardens Park satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to convey its original landscape design intent and overall historical significance. Further, it satisfies BHMC 10-3-3212 subsection 10-3-3212(C) as the subject property clearly possesses historic value to the community for its landscape design, aesthetic qualities, enhancement of the quality of life for the general public, and is also the representative work of a master architect (landscape architect).

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new plantings, constructions, for rehabilitation or alteration of existing landscapes, associated structures, and for site development. 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 Beverly Gardens Park property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of Beverly Gardens Park, 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 Beverly Gardens Park 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

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

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

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate Beverly Gardens Park as a local landmark in the City of Beverly Hills and place the Beverly Gardens Park on the City of Beverly Hills Local Register of Historic Properties, and to require that the Certificate of Appropriateness requirements of BHMC Section 10-3-3219 shall apply to the property.

Section 12. The record of proceedings for designation of Beverly Gardens Park as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

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

Adopted: October 9, 2013.



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

ATTEST:



WILLIAM R. CROUCH
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

Exhibit A - Landmark Assessment and Evaluation Report and Attachments.

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 28 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on October 9, 2013, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.



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



City of Beverly Hills

Planning Division

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Cultural Heritage Commission Report

Meeting Date: April 9, 2014

Subject: Landmark Nomination Proceedings for inclusion onto Local Register of Historic Resources of the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

1927 Spanish-Romanesque Water Treatment Plant at 331 S. La Cienega Blvd., Beverly Hills by architect Arthur Taylor.



Attachment(s):

1. City Landmark Assessment & Evaluation Report by Ostashay & Associates Consulting, April 2014.
2. Resolution

Report Author and Contact Information:
William Crouch, AIA, AICP
Urban Designer
(310) 285-1116
wcrouch@beverlyhills.org

BACKGROUND

At the meeting of October 9, 2013 the Cultural Heritage Commission initiated nomination proceedings for the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The City Manager was notified in writing that the Cultural Heritage Commission would consider a nomination for the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a local historic landmark at the Commission meeting on April 9, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a local historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard 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 Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

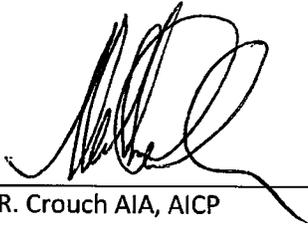
SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Beverly Hills Water Treatment Plant at 331 S. La Cienega Boulevard, Beverly Hills as a local Landmark.

Report Reviewed By:

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

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 41

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

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

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

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

Assessment & Evaluation Report by Leslie Heumann of Ostashay & Associates Consulting, and other evidence.

Section 4. BACKGROUND. The Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard was constructed in 1927-1928. Water Treatment Plant No. 1 is a sprawling complex with a modified “L-“shaped footprint sited just south of midblock between Gregory Way and Olympic Boulevard. With its soaring tower that resembles a campanile rising over a front-gabled central wing accented by a huge rose window, the building suggests a church, or, as one observer put it, a cathedral of water.¹ It is of concrete block construction, the board forms visible through stucco on the exterior of the building. The central and west wings of the building are front-gabled, the south wing is side-gabled, and the north wing roof features a monitor running north-south above its side gable roof ridge. All roof surfaces are clad in red clay tiles. At the gable ends, there are no roof overhangs; along the sides, carved wood brackets punctuate the overhang of the eaves. The central, north, and south wings are original to the 1927-1928 construction; the west wing was added in 1989-1991, when the entire building was rehabilitated and adaptively reused by the Motion Picture Academy. Asymmetrical in composition, building features the Spanish Colonial Revival style, based, depending on the account, on precedents in Andalusia (the Giralda in Sevilla), Romanesque churches of Spain and Italy, or northern Mexico (the Terrazas estate in Chihuahua).

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

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

recessed within the taller arch. An ornately carved archivolt frames the interior face of the arch. Occupying most of the second story face of the archway, a massive rose window is also surrounded by decorative moldings. The main entrance stretches across the ground level of the arched recess. Two spiraled columns *in antis* divide the entry into three bays and are characterized by tall bases and composite capitals. Above them, a denticulate cornice spans the entry. The larger, central bay of the entry contains a broad double door of paneled wood and windows backed by wrought iron grilles. Narrower sidelights set over wood panels fill the side bays.

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

Extending south from the tower, the south wing is divided into three bays on both its east (primary) and south elevations. Historic photographs indicate that this tripartite division became quadripartite on the west elevation; now, due to construction of the new west wing in 1989-1991, only two arches are apparent. On the east, the arches are equal in size, blind, and shallowly recessed. Across the ground level, three large, arched openings contain round-headed, paneled wood doors (which appear

to have been sealed shut in the 1989-1991 rehabilitation) outlined by narrow transom windows. Concrete voussoirs, accented by keystones, articulate the arches and spring from impost moldings. Historic photographs suggest that these openings were for vehicles. On the south elevation of this wing, the blind arches now appear on the upper story only and are arranged in a Palladian configuration, with the central arch rising above those on either side. Historic photographs indicate that these south openings originally extended to ground level, where they opened to settling basins. A large, circular window is centered in the gable end. A tile-roofed loggia, supported by wooden posts, now wraps the ground level of the south and west elevations of the south wing and continues onto the south elevation of the new west wing.

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

Although the west elevations of the central, south, and north wings were originally spanned by settling basins and constituted the “working” side of the waterworks facility, it still featured a monumental archway that opened to the central wing. As previously described, four blind arches characterized the treatment of the west elevation of the south wing and five flattened, blind arches divided the west elevation of the north wing. The settling basins rose up to what is today the second story. The most noticeable modifications to the building resulting from the 1989-1991 rehabilitation are apparent on the west elevation. The lower story of the north wing is screened by new mechanical enclosures. The ground level entry into the central wing duplicates what was originally at the second story level, a flat-headed, multi-paned, double door flanked on either side by paired sidelights. A new second story window

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

echoes the design of the entry. The original, multi-paned, round-headed window fills the upper level of the archway. The new west wing extends perpendicularly from the northern two bays of the south wing. Of compatible design and materials, it is two stories, of board form concrete construction, and tile-roofed. Widely spaced, four-over-four double hung windows characterize the upper story and a tile-roofed loggia wraps the lower level. The front-gabled west elevation of the south wing contains a new entry which is somewhat ecclesiastical in design. Beneath a centered, deeply recessed quatrefoil window, an offset, front-gabled projection is occupied by a round-headed, wood-paneled and glazed double door. Detailing, including moldings, glazing patterns, and the buttressed treatment of the corners, was derived from the original building design.

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

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

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

Water Treatment Plant No. 1 is individually eligible under "significance" criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* The subject property is closely associated with, and symbolic of, one of the primary themes in local and regional history: the development of water resources. Construction of the Water Treatment Plant enabled the City of Beverly Hills to continue to grow and prosper as an independent city, and not as an annexation to the City of Los Angeles. It is also representative of the extremely high caliber of building that resulted from Beverly Hills' investment in its public institutions and infrastructure. During the late 1920s and early 1930s, the City embarked on a remarkable program of municipal improvements, and the Water Treatment Plant was a highly visible cornerstone of that program. In addition, the subject property truly exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the Spanish Colonial Revival style. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. It was chosen for City Hall, most of the City's public schools, and most of the City's churches. Many of these buildings, including Water Treatment Plant, also have towers associated with them, making them truly landmarks in the sense of being place markers. In consideration of eligibility, the property satisfies this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is an excellent example of the Spanish Colonial Revival. Although the most popular building style of the period, the Spanish Colonial Revival was rarely used for an industrial property. The Water Treatment Plant, with its references to churches and haciendas, was an unusual and highly successful application of the style to an unconventional use. In particular, the tower is an elegant mask for its utilitarian function, and the monumentality of the east and west elevations of the central wing is indicative of the importance of water to the life of the City. A more severe form of the Spanish Colonial Revival than was usually seen on residential buildings, the styling of Water Treatment Plant nonetheless is unmistakable in its architectural vocabulary of tile roofs, arches, and smooth exterior wall surfaces. The Beverly Hills Water Treatment Plant No. 1, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. Although modified by the elimination of a one-story extension of the south elevation, construction of a new wing, and adaptation of a new use, the property substantially resembles photographs of it taken not long after it was built and during the ensuing decades. The subject property is eligible for local landmark designation under this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, Beverly Hills is individually eligible under "significance" criterion A.4. *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.* This property is the most well-known work of the firm Salisbury, Bradshaw and Taylor. It represented both an architectural and an engineering achievement and has been recognized as a landmark by the American Society of Civil Engineers. Salisbury, Bradshaw and Taylor are included in the City's List of Master Architects. In addition, Water Treatment Plant No. 1 possesses high artistic or aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property satisfies this criterion.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard is individually eligible under "significance" Criterion B because the building retains integrity from its period of significance. The period of significance for the subject property is 1927-1928, when the property was built. Although the property was modified in 1989-1991, the exterior changes that were made were consistent with the Secretary of the Interior's Standards for Rehabilitation. The wing that was demolished was secondary in a visual sense and was rarely pictured. The new building is appropriately located on a secondary elevation, is scaled so as not to overwhelm the original property, and is compatible in terms of style and materials. Original features were restored or replaced in kind. The publicly visible portions of the building, comprising the primary (east elevation) and the secondary north, south, and west elevations, are therefore substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard is individually eligible under "significance" Criterion C. Because of its significant role in the City's history, its historic architectural character, and contribution to the City's architectural heritage, the property is considered to have historic value. Therefore, the property satisfies this criterion.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard, Beverly Hills shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any

significant adverse changes to the historic resource do not compromise those qualities that justify the landmark listing.

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

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

- Architectural embellishments (e.g., decorative moldings, impost moldings, columns, piers, voussoirs and keystones)
- Multi-light, double-hung sash, casement windows, and industrial sash; window detailing, including pierced stucco grilles
- Arcade on north elevation
- Wrought iron balconies and grilles

Section 7. REASONS FOR DESIGNATING BEVERLY HILLS WATER TREATMENT PLANT NO. 1 AT 325 - 333 SOUTH LA CIENEGA BOULEVARD AS A LANDMARK. The Cultural Heritage Commission finds that Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." The subject property truly exemplifies a significant theme in the history of the City and elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, and setting of the publicly visible portions of the site together are a highly individualistic example of the Spanish Colonial Revival style as applied to an industrial property type. And under the requirements of subsection 10-3-3212(A)(4), Water Treatment Plant No.1 satisfies this criterion in that it was designed by Salisbury, Bradshaw and Taylor, who are included in the City's List of Master of Architects, and it moreover "possesses high artistic and aesthetic

value” as an expression of the ecclesiastical and Mexican hacienda precedents of the Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. Therefore, Beverly Hills Water Treatment Plant No. 1 located at 325 - 333 South La Cienega Boulevard is recommended for landmark designation.

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

Section 9. ENVIRONMENTAL ANALYSIS. Designation of Water Treatment Plant No. 1 at 325 - 333 - 333 S. La Cienega Boulevard, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of Water Treatment Plant No. 1 would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of Water Treatment Plant No. 1 may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Water Treatment Plant No. 1 is an action of the City to protect and preserve an historic resource.

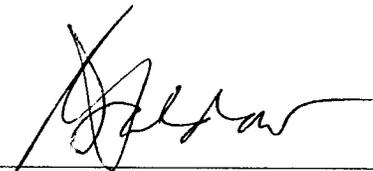
Section 10. GENERAL PLAN CONSISTENCY. Designation of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate Beverly Hills Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

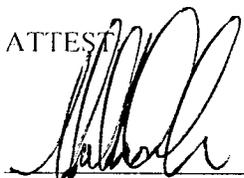
Section 12. The record of proceedings for designation of Water Treatment Plant No. 1 at 325 - 333 S. La Cienega Boulevard as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

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

Adopted: April 9, 2014.

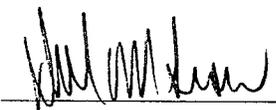


RICHARD WALDOW
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

ATTEST


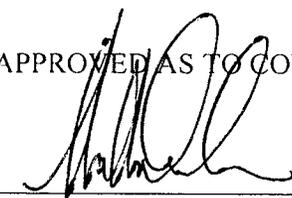
WILLIAM R. CROUCH
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

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

Exhibit B – Scope of Designated Resource

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 41 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on April 9, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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



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



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
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Cultural Heritage Commission Report

Meeting Date: April 9, 2014

Subject: Landmark Nomination Proceedings for inclusion onto Local Register of Historic Resources of Paul H. Helms Residence at 135 Copley Place, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate Paul H. Helms Residence at 135 Copley Place, Beverly Hills as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Paul H. Helms Residence at 135 Copley Place, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate 135 Copley Place, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Spanish Revival
Residence at 135
Copley Place,
Beverly Hills by
Master Architect
Gordon
Kaufmann



Attachment(s):

1. City Landmark Assessment & Evaluation Report by Ostashay & Associates Consulting, April 2014.
2. Resolution

Report Author and Contact Information:

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

BACKGROUND

At the meeting of January 8, 2014 the Cultural Heritage Commission initiated nomination proceedings for the property at 135 Copley Place, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Paul H. Helms Residence at 135 Copley Place for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owners of the Paul H. Helms Residence at 135 Copley Place, Beverly Hills were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on April 9, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Paul H. Helms Residence 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 Paul H. Helms Residence at 135 Copley Place 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 Paul H. Helms Residence at 135 Copley Place 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 Paul H. Helms Residence at 135 Copley Place is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Paul H. Helms Residence at 135 Copley Place, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Paul H. Helms Residence at 135 Copley Place, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Paul H. Helms Residence at 135 Copley Place, Beverly Hills as a local Landmark.

Report Reviewed By:

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

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 39

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE HELMS ESTATE AT 135 COPLEY PLACE AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On January 8, 2014, the Cultural Heritage Commission conducted a preliminary consideration of the Master Architect property at 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. 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 5. 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. There 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 6. 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 7. REASONS FOR DESIGNATING THE HELMS ESTATE AT 135 Copley Place AS A LANDMARK. The Cultural Heritage Commission 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 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE . The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of 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.

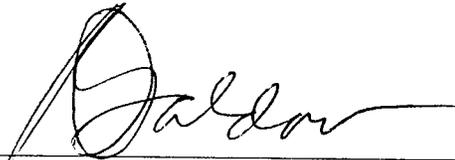
Section 10. GENERAL PLAN CONSISTENCY. Designation of the Helms Estate at 135 Copley Place as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate the Helms Estate at 135 Copley Place as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of 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.

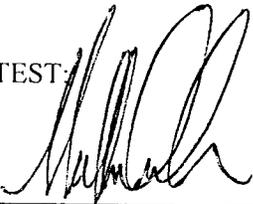
Section 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: April 9, 2014.



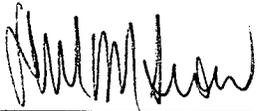
RICHARD WALDOW
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

ATTEST:



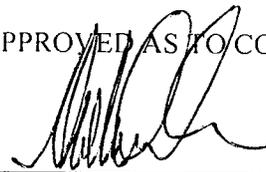
WILLIAM R. CROUCH
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

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

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

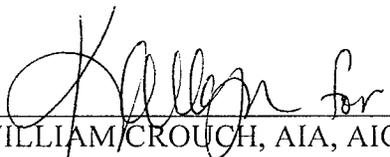
I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHIC 39 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on April 9, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.



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



City of Beverly Hills

Planning Division

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

Cultural Heritage Commission Report

Meeting Date: April 9, 2014

Subject: Landmark Nomination Proceedings for inclusion onto Local Register of Historic Resources of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

1930
Spanish
Colonial
Revival
style
Beverly
Garden
Apartments
at 9379 -
9383 W.
Olympic
Blvd.



BACKGROUND

Attachment(s):

1. City Landmark Assessment & Evaluation Report by Ostashay & Associates Consulting, April 2014.
2. Resolution

Report Author and Contact Information:
William Crouch, AIA, AICP
Urban Designer
(310) 285-1116
wcrouch@beverlyhills.org

At the meeting of January 8, 2014 the Cultural Heritage Commission initiated nomination proceedings for the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard 9379 - 9383 W. Olympic Boulevard for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owners of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on April 9, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills as a local historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard 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 Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Beverly Garden Apartments at 9379 - 9383 W. Olympic Boulevard, Beverly Hills as a local Landmark.

Report Reviewed By:

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

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 40

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE BEVERLY GARDENS APARTMENTS AT 9379-9383 WEST OLYMPIC BOULEVARD AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance 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 property at 9379-9383 West Olympic Boulevard, Beverly Hills, pursuant to Section 10-3-3215 A of the Historic Preservation Ordinance, and concluded that the property at 9379-9383 W. Olympic Boulevard, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as a Local Landmark.

Section 3. On April 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills prepared by Leslie Heumann of Ostashay & Associates Consulting, incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City*

Landmark Assessment & Evaluation Report by Leslie Heumann of Ostashay & Associates Consulting, and other evidence.

Section 4. BACKGROUND. The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard were constructed in 1930. The Beverly Gardens Apartments consists of sixteen units arranged around a central courtyard. The plan of the building is a squared “U,” which opens to Olympic Boulevard on the south. The two- and three-story building, which sits on a 24-car subterranean garage, is a well-articulated example of Spanish Colonial Revival styling. Above a concrete foundation, the building is of frame construction, sheathed on the exterior with smooth white stucco. A gabled tile roof tops the central wing, while the projecting east and west wings are capped by hipped tile roofs with shallow eaves. Interior chimneys, at least one with two chimney pots, are visible above the roof. Fenestration consists primarily of six- and eight-light double casement windows. Entries to each wing open off of the courtyard. The design of the building is balanced but not entirely symmetrical.

The east wing (9379 Olympic Boulevard) is three stories in height and features an attached, wooden balcony, set beneath a bracketed, overhanging eave on the third story street (south) façade and a wrought iron fire escape on the courtyard (west) elevation. The rear (north) portion of this wing projects slightly, and contains a glazed entry elevated two steps above courtyard level and outlined by a classical, raised surround. An original wrought iron and glass lantern illuminates the entry, and the bronze door handle is also original. Within the entries, a terracotta-paved foyer and staircase with polychromatic, tiled risers and a wrought iron railing provide access to the paneled wood doors to each unit. Large, arched openings containing French doors and sidelights flank the east wing entry on the lower level. Some of the casement windows are placed nearly flush with the exterior walls while others are deeply recessed. Other fenestration features include pierced stucco screens and wrought iron grilles.

Also three stories in height, the central wing (9381 Olympic Boulevard) is symmetrical in appearance. It is characterized by a row of arched openings across the first floor, three pairs of double casement windows on the second story, and an attached wooden balcony spanning the upper level. French doors open onto the balcony. Detailing on this wing is similar to that on the east wing.

The courtyard (east) elevation of the west wing (9383 Olympic Boulevard) reflects the design of the east wing, but is two stories in height. In contrast to the west wing, the street (south) façade features an attached, partial width, wrought iron balcony on the upper level. A wooden balcony is attached to the second story of the South Canon Drive (west) elevation. This wing also displays characteristic detailing.

Paved in a checkerboard composed of squares of alternating horizontal and vertical bricks, the central courtyard is enclosed by the wings of the building and by a stucco-clad wall that spans the Olympic Boulevard frontage and most of the South Canon Drive frontage. A wrought iron gate framed by lantern-topped piers provides access to the courtyard. Beyond the gate, a path, flanked by landscaped beds and shaded by mature trees, rises a couple of steps and leads to a fountain. The fountain, whose tile-edged basin now functions as a planter, consists of a stepped wall veneered in square, aquamarine tiles against which two concrete or stone figures seem to emerge from a grotto. Behind the fountain, a staircase leads down to the basement garage.

Both the rear (north) alley and hard-to-see east elevations of the building are treated as secondary in the design. Both are fenestrated with double casement windows similar to those elsewhere on the building and contain service entries. The rear elevation also features a steep automotive ramp leading down to the garage and a second fire escape.

The exterior of the building appears to be unaltered. Both the primary street-facing elevations and courtyard elevations retain all of their important character-defining design features and details.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Beverly Gardens Apartments is individually eligible under "significance" criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* The subject property physically and visually exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the Spanish Colonial Revival style and the courtyard housing type. The Spanish Colonial Revival was the most popular and most iconic architectural style of the 1920s and early 1930s in Beverly Hills and the Los Angeles region. One of the most characteristic ways architects utilized Spanish Colonial Revival styling was in association with apartment courts. The Beverly Gardens Apartments is an exceptional example of this synergy and is the only example of the genre from the golden age of courtyard apartments in Beverly Hills. It was extensively profiled in the ground-breaking treatise on this particular architectural type, *Courtyard Housing in Los Angeles*, published in 1982.¹ The authors were particularly impressed with how the garage was integrated into the design, especially the courtyard access, and, like its precedent in Hollywood, use of Andalusian vernacular architecture. In consideration of eligibility, the property satisfies this criterion.

¹ *Polyzoides, Stefanos et al. Courtyard Housing in Los Angeles: A Typological Analysis. Berkeley, Los Angeles and London: University of California Press, 1982. Pages 140-142.*

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is an excellent example of the Spanish Colonial Revival. In particular, the styling reflects the influence of the Andalusian region on southern California architecture, with its balanced asymmetry; courtyard; fountain; arched openings; balconies; integration of wood, wrought iron, and tile work into the basic Spanish palette of stucco siding and clay tile roofing; and lavish landscaping. The Beverly Gardens Apartments is one of the best illustrations of the style as it was applied to multi-family housing in Beverly Hills. The building was recognized as a fine exemplar of its type at the time and was published in the *Beverly Hills Citizen*. Fifty years later, it was still being appreciated as a fine example of the courtyard housing type. The Beverly Gardens Apartments, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear identical to when it was built and published in 1930. The subject property is eligible for local landmark designation under this criterion.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard Beverly Hills is individually eligible under "significance" criterion A.4. *The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.* This property was designed by C. W. Raymond, an architect about whom little is known and who is not included in the City's List of Master Architects. Despite the Olympic property's lack of association with a master architect, the Beverly Gardens Apartments does possess high artistic or aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property satisfies this criterion.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard is individually eligible under "significance" criterion B because the building retains integrity from its period of significance. The period of significance for the subject property is 1928 to 1942, The period of significance for the subject property is 1930, when the property was built. The publicly visible portion of the property, comprising the public and semi-public elevations (south, west, and north) and including the courtyard, and any visually accessible features on the east elevation, are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

The Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard is individually eligible under "significance" criterion C since the property is considered to have historic value because of its historic architectural character and contribution to the City's architectural heritage.

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the historic resource do not compromise those qualities that justify the landmark listing.

The distinctive and important character-defining features associated with the Beverly Gardens Apartments are those features only on the building dating from original construction in 1930, and property space as seen from the public rights-of-way on Olympic Boulevard, South Canon Drive, and the rear

alley. Such features include its siting and lack of setback on the northeast corner of Olympic Boulevard and South Canon Drive; the basic courtyard configuration; the height, shape, mass and composition of the building in relationship to its setting and immediate environment; and physical attributes that define the Spanish Colonial Revival architectural style. Those features on the building and publicly visible portions of the property that reflect and define the Spanish Colonial Revival style include, but are not limited to:

- Hipped and gabled roof; moderate pitch; red clay tile roof (Mission type); simply corbeled cornice punctuated by pipe vents; shallow eaves; bracketed roof overhangs at balcony locations
- Interior chimneys, including chimney pots where present
- Stucco exterior walls
- Walled courtyard, including stucco and wrought iron wall, brick paving, landscaping, fountain, stairway access to basement, and primary access to building units
- Basement garage
- Multi-light, casement windows; window detailing, including flush and recessed placement and wrought iron and pierced stucco grilles
- Arched openings incorporating multi-light French doors and sidelights, framed by archivolt rising from impost moldings
- Entries, including multi-light doors set into Classical surrounds, original bronze door hardware, iron and glass lanterns, and brick stoops
- Wood and wrought iron balconies, including French doors that provide access to them
- Courtyard wrought iron fire escape

Section 7. REASONS FOR DESIGNATING THE BEVERLY GARDENS APARTMENTS

AT 9379-9383 WEST OLYMPIC BOULEVARD AS A LANDMARK. The Cultural Heritage Commission finds that the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard meets the criteria for designation as a landmark, and that this property warrants designation because it meets the City of Beverly Hills' criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, and setting of the publicly visible portions of the site together are a quintessential example of the Spanish Colonial Revival style as applied to a significant local property type, the apartment court. And under the requirements of subsection 10-3-3212(A)(4), the Beverly Gardens Apartments satisfies this criterion in that it "possesses high artistic and aesthetic value" as a fully realized expression of the Andalusian-influenced Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. The property at 9379-9383 West Olympic Boulevard is recommended for landmark designation.

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

Section 9. ENVIRONMENTAL ANALYSIS. Designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Beverly Gardens Apartments would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility

that the designation of the Beverly Gardens Apartments 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 Beverly Gardens Apartments is an action of the City to protect and preserve an historic resource.

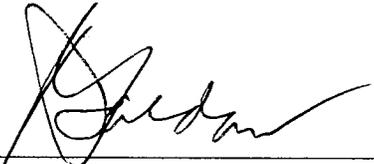
Section 10. GENERAL PLAN CONSISTENCY. Designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

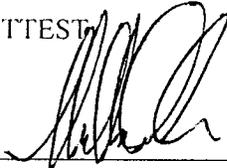
Section 12. The record of proceedings for designation of the Beverly Gardens Apartments at 9379-9383 W. Olympic Boulevard as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

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

Adopted: April 9, 2014.

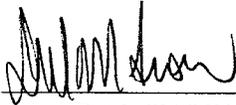


RICHARD WALDOW
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

ATTEST


WILLIAM R. CROUCH
Secretary

APPROVED AS TO FORM:



DAVID M. SNOW
Assistant City Attorney

APPROVED AS TO CONTENT:



WILLIAM R. CROUCH
Urban Designer

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

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

I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 40 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on April 9, 2014, and thereafter duly signed by the Secretary of the Cultural Heritage Commission, as indicated; and that the Cultural Heritage Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

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



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