



Attachment 5

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

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



City of Beverly Hills

Planning Division

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

Cultural Heritage Commission Report

Meeting Date: July 9, 2014

Subject: Landmark Nomination for inclusion onto Local Register of Historic Resources of the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the "Heegaard - Writers and Artists Building" at 9507 Santa Monica Blvd., Beverly Hills, as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed her final review of documentation for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., 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 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Roy Seldon Price designed,
'Heegaard - Writers and
Artists Building'
9507 Santa Monica Blvd.,
Beverly Hills.



Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

Report Author and Contact Information:

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

BACKGROUND

At the meeting of July 10, 2013 the Cultural Heritage Commission initiated nomination proceedings for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills to be included on the Local Register of Historic Properties. Subsequently, the City's historic consultant, Jan Ostashay, completed a full review of documentation for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., for eligibility as a local landmark.

At the meeting of January 8, 2014 the Cultural Heritage Commission continued the Public Hearing for Landmark Nomination to allow staff additional time to continue discussions with the property owner before bringing the item back for consideration by the Commission. Staff has continued to work with the property owner, Mr. Michael Pashaie and have agreed on the list of character defining features relating to this building as listed below:

- The building's overall setting, immediate environment, materials and design, massing and height, form and shape, and prominent location at the northwest corner of Santa Monica Boulevard and Rodeo Drive.
- Those features on the exterior of the property that are readily visible from the public right-of-way and reflect the Spanish Colonial Revival style and Churrigueresque influences including the exterior stucco, finish, and texture; window opening location, placement, shape, depth, and size; flat roof with parapet (original parapet line); monumental front entry with recessed foyer, directory (one ornate original), staircase and railing, high ceiling; wood balconies and balconettes; window molded sills; French style balcony doors; Churrigueresque style moldings; roof line variation in parapet height; fenestration; and all primary elevations (south, north, and east).

Mr. Michael Pashaie has expressed his interest in continuing a dialogue with staff relating to historic preservation incentives that may become available relative to this property in the future, in addition to incentives already in place. Mr. Pashaie and his family have done a wonderful job of preserving and maintaining this important historic resource in the City of Beverly Hills and deserve credit for their careful stewardship. The Landmark Nomination of this building is a fitting recognition of their generous investment in this community as it relates to the Heegaard - Writers and Artists Building.

The matter now returns to the Cultural Heritage Commission with a resolution recommending City Council designate the "Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills, as a Local Landmark.

PUBLIC NOTICE

The owner for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills was notified in writing that the Cultural Heritage Commission would consider a nomination for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., as a local historic landmark at the Commission meeting on July 9, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills as a local historic Landmark was assessed in accordance with the authority and criteria contained in the

California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the 'Heegaard - Writers and Artists Building' 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 'Heegaard - Writers and Artists Building' 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 'Heegaard - Writers and Artists Building' is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills, as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

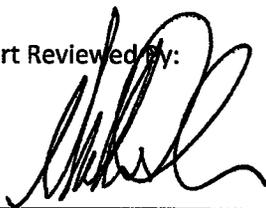
SUMMARY

It is recommended that the Cultural Heritage Commission approve the Landmark Nomination for the 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., 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 'Heegaard - Writers and Artists Building' at 9507 Santa Monica Blvd., Beverly Hills, as a local Landmark.

Report Reviewed By:



William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 31

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE WRITERS AND ARTISTS BUILDING AT 9507 SANTA MONICA 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 July 10, 2013, the Cultural Heritage Commission conducted a preliminary consideration of the Writers and Artists Building at 9507 Santa Monica Boulevard, Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the Writers and Artists Building at 9507 Santa Monica Boulevard, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On January 8, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Writers and Artists Building at 9507 Santa Monica Boulevard, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to continue the landmark nomination considerations to allow City staff more time to continue discussions with the property owner.

Section 4. On July 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Writers and Artists Building at 9507 Santa Monica Boulevard, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Writers and Artists Building at 9507 Santa Monica 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 Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 5. BACKGROUND. Located in the commercial triangle area of downtown the subject property occupies the northwest corner of the Santa Monica Boulevard (Little Santa Monica) and Rodeo Drive intersection. Situated on lot block A of the Beverly tract the parcel is rectangular shape and measures roughly 158 feet (front of property) by 35 feet. The front of the building faces south onto Santa Monica Boulevard. The property has an address of 9501 – 9523 Santa Monica Boulevard as well as a secondary address of 479 Rodeo Drive.

The subject property has been previously documented and evaluated under the City's on-going historic resources survey process. It was first assessed as part of the 1985-1986 city-wide historic resources survey. At that time, the property was found to eligible for individual listing on the National Register due to its architectural significance and association with the entertainment industry.¹ During the 2004 historic resources survey update of commercial and multi-family residential properties in the city, the property was re-evaluated and its historical significance changed to eligible for local designation only due to lack of sufficient integrity necessary for National Register listing.² The property's local landmark eligibility

¹ At that time the property was given a National Register Status Code (now referred to as the California Historic Resources Status Codes) of a 3S: appears eligible for separate listing in the National Register.

² Under the 2004 survey the property was given a California Historical Resource Status Code of 5S3: appears to be individually eligible for local listing or designation through survey evaluation.

was re-confirmed as part of the 2006 historic resources survey update of commercial properties within the commercial triangle area and along Wilshire Boulevard.³

With 16, 485 square feet of space the subject property was built in 1924 at a cost of roughly \$46,000. The three-story building with mezzanine level and basement was designed as a collaborative effort by architect Roy Seldon Price and the firm of Gable and Wyant for druggist A.C. Heegaard. Executed in the Spanish Colonial Revival style with restrained Churrigueresque embellishments the building is of masonry construction with stucco sheathed walls and a flat roof with molded cornice and tall parapet. The structure was designed with multiple shop units on the ground floor hence, the multiple addresses, and commercial offices on the second floor, with a Masonic lodge on the third floor. The basement level held the utilities and provided storage space for the property.

The highlight of the building is its ribbon of decorative Churrigueresque plaster panels and engaged spiraled colonnettes with large cartouches that frame the third floor fenestration along both its south (front) and north elevations. This decorative feature had been removed prior to 1985 from the front side of the building, but was recently replicated and restored in-kind. Other original decorative features include wood spindle balconettes with wood-frame, multi-pane French doors set intermittingly along the front (south elevation) and rear (north elevation) of the building's second level. The principal elevation (south) is fenestrated differently on each floor level. Windows at the upper level were originally fixed frame and have been recently replaced with casement. The second floor windows were deeply recessed with wood-frame sash and are now recessed casements as well. The mezzanine level, which was part of each storefront unit, was punctuated by multi-pane wood-frame casements that were also deeply recessed into the exterior wall plane. These window openings are still recessed and contain multi-pane casements.

³ *The subject property was assigned once again a California Historical Resource Status Code of 5S3: appears to be individually eligible for local listing or designation through survey evaluation.*

At the ground level each of the retail spaces were originally framed with large storefront windows set on stout bulkheads that flanked partially recessed entry doors. The storefront entry doors were multi-pane wood-frames with latch handle hardware. The storefronts along the ground level today contain minimally framed floor-to-ceiling glazed windows with frameless glazed entry doors. Two elongated openings into the building with flanking plaster cartouches once punctuated the façade (east half and west half), one of which was the formal entry to the upper floors (east half). However, the large recessed entry that was once located on the western half of the building's façade has been modified to match the size and appearance as the other storefront openings along this elevation. The cartouches that were at the eastern recessed opening have been removed and lantern-like wall sconces hang in their place today. The eastern most part of the building is further distinguished by a change in roof height and by the treatment of its fenestration. A centered double French door with spindled balconette is on the upper floor of the east (side) elevation, as are two smaller recessed casement windows. The second level contains non-original exaggerated scale multi-pane casements framed by a full-width wood spindle balconette. At the mezzanine are three deeply recessed square shape casement windows similar in size and type to those found on the front and rear of the building.

Roy Seldon Price (1888-1940) the prime architect of the Writers and Artists Building was a Beverly Hills based architect who was known to have designed a number of palatial Spanish Colonial Revival style residences in the community for film personalities, among them Thomas Ince's "Dias Dorados" and film director George Fitzmaurice's residence. He also designed a number of homes in the Beverlyridge neighborhood and various commercial properties elsewhere around the southland. Originally from St. Louis, Roy S. Price attended Washington University where he graduated in 1912 with a degree in architecture. He moved to Los Angeles in the early 1920s after working with the firm of Mauran, Russell and Crowell, an important architectural firm in St. Louis. Once constructed, Roy Seldon Price maintained his architectural practice in the Writers and Artists Building for a number of years.

The firm of Gable and Wyant was very well known for their work in the Spanish Colonial Revival style. Their commissions in Beverly Hills include the Security First National Bank (now altered), school buildings at Hawthorne School, the original post office (no longer extant), Beverly Vista School, Beverly Hills Women's Club, and the Writers and Artists Building as well as residential works scattered throughout the residential section of the city north of Sunset Boulevard.⁴ Outside of the local community their work included the Curtiss-Wright Hangar #1 at Los Angeles International Airport, numerous schools in Los Angeles and elsewhere, and the Bard's West Adams Theatre. They maintained an office in Beverly Hills as well as their main office in downtown Los Angeles. As the original permit cites Roy S. Price's name only it is believed that Gable and Wyant assisted in the design of the third floor lodge space that was added onto the building in 1924.

The building's contractor H.S. Belland along with his business, the H.S. Belland Company, moved his offices to Beverly Hills in 1923, when his firm began to regularly participate in the city's residential and commercial building boom of the 1920s and 1930s.⁵ The Writers and Artists Building was one such commission.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Writers and Artists Building at 9507 Santa Monica Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Writers and Artists Building 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*

⁴ DPR523 inventory form prepared for the subject property as part of the 1985-1986 survey.

⁵ *Ibid.*

exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community. Constructed in 1924 with three-stories the subject property was the first “high-rise” built in Beverly Hills and one of the first office buildings in the area. Within the business triangle and the city it is one of the last extant multi-level commercial buildings erected during the first quarter of the twentieth century. The subject property anchors the commercial triangle area at its northern boundary. As such, it is considered a rare and disappearing property type. Hence, the property exemplifies significant contributions to the architectural history and commercial development of the City. In its early years, the property also played host as the key locale for many public social events and as the location where many of the various community clubs and organizations held their regular meetings. It also served as a creative haven for many writers, actors, and artists in its early years and decades later as the office spaces on the second, and in later years, the third floor were rented out to those individuals at inexpensive rates. It was this continuous, quirky tenancy that gave the building its moniker as the “Writers and Artists Building” by its former owner Henry Fenenbock, Sr. The building is also important as it manifests key contributions to the social and cultural history of the community and has intangible historic value to the City. The property, therefore, satisfies this criterion.

The Writers and Artists Building at 9507 Santa Monica 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 subject property satisfies this criterion as it embodies the distinctive characteristics of a type and period. The restrained Spanish Colonial Revival style adeptly incorporated into this very early 1920s multi-story commercial building is unusual and rare in the City. The Churrigueresque embellishments not only face automobile and pedestrian traffic along Santa Monica Boulevard, it is also displayed along a secondary elevation (also considered primary) fronting out onto the old Southern Pacific Railroad right-of-way to the north.

The Writers and Artists Building at 9507 Santa Monica 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.* The subject property is the work of Roy S. Price, a noted local architect and one who is listed on the City's List of Master Architects. Price was known to have designed a number of palatial Spanish Colonial Revival style residences in the community for film personalities, artists, and others. The Writers and Artists Building represents one of his earliest ventures into the design of commercial structures. His architectural practice was also located within the building for many years. The building is also assumed to be associated with the architectural firm of Gable and Wyant. This architectural firm is also listed on the City's List of Master Architects. The subject property satisfies this criterion in consideration of the architects associated with the structure.

The Writers and Artists Building at 9507 Santa Monica 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 1924 to 2008. This period includes when the building was constructed, extends through the years when it was occupied by a variety of artist, writers, producers, actors and the like, and ultimately to when the Fenenbocks ceased ownership (as that ended the direct association with the writers and artists tenants). Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident in the property and help to render it historically significant.

The Writers and Artists Building at 9507 Santa Monica Boulevard is individually eligible under "significance" criterion C because of its architecture, rare and unusual property type, unique historical past, and contribution to the City's social, cultural, and architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Writers and Artists Building at 9507 Santa Monica 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 *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems.

Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. The character-defining features associated with the subject property are as follows:

- The building's overall setting, immediate environment, materials and design, massing and height, form and shape, and prominent location at the northwest corner of Santa Monica Boulevard and Rodeo Drive.
- Those features on the exterior of the property that are readily visible from the public right-of-way and reflect the Spanish Colonial Revival style and Churrigueresque influences including the exterior stucco, finish, and texture; window opening location, placement, shape, depth, and size;

flat roof with parapet (original parapet line); monumental front entry with recessed foyer, directory (one ornate original), staircase and railing, high ceiling; wood balconies and balconettes; window molded sills; French style balcony doors; Churrigueresque style moldings; roof line variation in parapet height; fenestration; and all primary elevations (south, north, and east).

Section 8. REASONS FOR DESIGNATING THE WRITERS AND ARTISTS BUILDING AT 9507 SANTA MONICA BOULEVARD, AS A LANDMARK. The Cultural Heritage Commission finds that the Writers and Artists Building at 9507 Santa Monica 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 property is an important manifestation of the early commercial development of the downtown business triangle and was also a key community gathering locale for many of the early social clubs and organizations. The offices within the building also housed many writers and artists as it provided a collaborative environment in which to work.

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 subject property exemplifies elements of a unique period, property type and architectural style within the City. When constructed in 1924 it was the tallest building in the downtown and is one of only a few extant commercial properties built within the first quarter of the twentieth century.

And finally, under the requirements of subsection 10-3-3212(A)(4), the Writers and Artists Building satisfies this criterion in that it “represents the notable work of a person included on the City’s List of Master Architects.” The primary architect for the building was Roy Sheldon Price in collaboration with the architectural firm of Gable and Wyant.

The subject property 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) because of its architecture, rare and unusual property type, unique historical past, and contribution to the City’s social, cultural, and architectural heritage it is considered to have historic value.

Section 9. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the

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

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Writers and Artists Building at 9507 Santa Monica 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 Writers and Artists Building 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 Writers and Artists Building may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Writers and Artists Building is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Writers and Artists Building at 9507 Santa Monica Boulevard as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The Cultural Heritage Commission hereby recommends that the City Council designate the Writers and Artists Building at 9507 Santa Monica 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 13. The record of proceedings for designation of the Writers and Artists Building at 9507 Santa Monica 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.

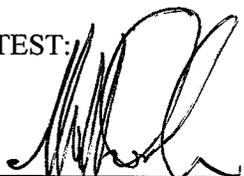
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Section 14. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: July 9, 2014.

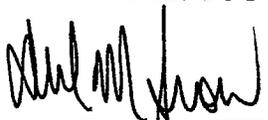
RICHARD WALDOW
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

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.

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

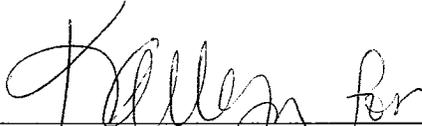
I, WILLIAM CROUCH, Secretary of the Cultural Heritage Commission and Urban Designer of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. CHC 31 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on July 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: July 9, 2014

Subject: Landmark Nomination Proceedings for inclusion onto Local Register of Historic Resources of 707 Walden Drive, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate 707 Walden Drive, Beverly Hills as a Local Landmark.

REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the 'Joe E. Brown Residence' at 707 Walden Drive, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Spanish
Revival
Residence
at 707
Walden
Drive,
Beverly
Hills by
Master
Architect
Rene
Riverre



Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

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

BACKGROUND

At the meeting of April 9, 2014 the Cultural Heritage Commission, at the request of the property owners, initiated nomination proceedings for the property at 707 Walden Drive, 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 707 Walden Drive for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owners of 707 Walden Drive, Beverly Hills, were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on July 9, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of 707 Walden Drive would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of 707 Walden Drive may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating 707 Walden Drive is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

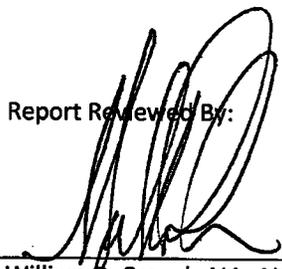
SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local Landmark.

Report Reviewed By:

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

William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 42

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE JOE E. BROWN RESIDENCE AT 707 WALDEN DRIVE AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

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

Section 2. On April 9, 2014, the Cultural Heritage Commission, in response to a request from the property owners, conducted a preliminary consideration of the Master Architect property at 707 Walden Drive, Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the property at 707 Walden Drive, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On July 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local Landmark. The Commission based its action on the findings of fact and reasons listed in the *City Landmark Assessment & Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. **BACKGROUND.** Constructed in 1930, this Spanish Colonial Revival residence has a strong horizontal orientation and is set back from the street by a well-manicured open lawn, buffered plantings, mature trees, driveway, and original flagstone stepped walkway approach to the front door gate vestibule. This well-executed Spanish Colonial Revival style residence was designed and built by Rene Rivierre, a local builder who designed, built and sold a number of residences in the community. The multi-level, stucco clad wood-frame structure was constructed at a cost of roughly \$25,000 with a large garage built at the rear of the lot for \$1,000. Just after it was completed the property sold to entertainer and comedic actor Joe E. Brown. According to an article in the *Beverly Hills Citizen* dated March 19, 1931, the house was sold to Brown from Rivierre at the cost of \$75,000 with the transaction handled by the Love Realty Company. The article went on to describe the property as having a frontage of 90 feet and a depth of 200 feet with three patios, four separate lawns, six tile baths [bathrooms], four master bedrooms, and fourteen rooms in all.¹

Brown made only a few alterations to the house, including a screening room upstairs in 1934 and the cosmetic remodeling of the library and the formal dining room with new window treatments, glazed Spanish tiles, decorative moldings, and built-in bookcases. Upon completion of the latter remodeling work, the living room and dining room were prominently featured in an *Architectural Digest* publication from 1936/1937.² The film projection room work was also designed and completed by Rene Rivierre while the other work was completed by builder Tifal Limited in association with a number of suppliers who are listed in the *Architectural Digest* article. The residence with its siting, plan configuration, design, and workmanship is an outstanding example of its period, architectural style, and artisanship.

Joe E. Brown and his family lived at the Walden property from 1931 to 1938 when he purchased an English Manor style residence in Brentwood. According to a *Los Angeles Times* article, it appears he

¹ "Joe E. Brown Buys New Residence on N. Walden," *Beverly Hills Citizen*, March 19, 1931, pg. 2.

² *Architectural Digest*, volume 9, 1936/1937.

moved into the Brentwood property sometime later as he had that house extensively remodeled upon purchase.³ Brown sold the property in 1940 to Mr. and Mrs. Mavor J. Waller of Seattle, Washington.⁴ Mavor Judge Waller was a high-profile real estate developer in the Seattle area and had retired to Palm Springs prior to purchasing the Walden property. He and his wife Mary owned and occupied the Walden house for many years though they also maintained a winter home in Palm Springs. Mavor Waller passed away in Palm Springs in 1945, but Mary Waller maintained the Walden property until 1953, when she became a full-time resident of Palm Springs. At that time, she sold the subject property to Otto S. and Esther L. Aber. Otto Schultz Aber was in the wholesale toy business while he and his wife Esther Louise resided in the Spanish style home. After only five years of occupancy and ownership did they sell the property to Ellis and Frances Ring in May of 1958. The couple hailed from New York though they relocated to southern California in the 1950s where Ellis Ring, a dentist, established his practice in Santa Monica. The Ring's in turn sold it a month later to Maxwell E. and Marcie C. Greenberg. According to Maxwell Greenberg's obituary he was a prominent local attorney who had served on the Los Angeles Board of Police Commissioners from 1980 to 1984 as an appointee of Mayor Tom Bradley. He was a strong advocate of civil liberties and was also named national chairman of the Anti-Defamation League from 1979 to 1982. He was a Los Angeles native and attended the University of California, Los Angeles and was a graduate of the Harvard Law School. Greenberg started his own private practice in Los Angeles in the early 1950s. After his firm dissolved in the mid-1980s, Greenberg joined the firm of Jeffer, Mangels, Butler & Marmaro in Century City as a senior partner. He passed away at the age of 85 on October 9, 2007. The subject property was sold by the Marcie Greenberg Trust in 2013 to William and Jody Fay, the current owners.

³ "Dwelling Bought by Joe E. Brown," *Los Angeles Times*, November 13, 1938, pg. E3.

⁴ "Newcomers Acquire Joe E. Brown House," *Los Angeles Times*, November 3, 1940.

Section 5. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), The Joe E. Brown Residence at 707 Walden Drive, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Joe E. Brown Residence 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 visually and physically exemplifies and manifests design features of the City's architectural heritage and residential development in that it conveys sufficient contextual history and architectural integrity to establish it as a distinct element of its period and style. The residence is a well-executed and clearly planned intact example of the Spanish Colonial Revival style as designed and constructed by master designer Rene Rivierre. As such it visually and physically memorializes an important aspect of the community's residential development history, architectural heritage, and direct association with a notable designer. Therefore, this property satisfies this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion A.2. *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.* The property was built as speculation by the designer and builder Rene Rivierre in 1930. Rivierre sold the property directly to entertainer/comedic actor Joe E. Brown in 1931, just after it was finished. Brown and his family, wife and two sons, lived there until roughly 1938, when they moved to Brentwood. When Brown purchased and resided in the house during much of the 1930s, he was at the height of his film career starring in over two dozen motion pictures at that time. In 1934, Brown even installed a private projection room, den area on the second floor of his Walden house so that he could preview his own movies, discuss roles and scripts with writers and producers, and entertain other movie moguls and industry clientele; of course later it was also used by his

family as a den. As a result of Joe E. Brown's direct association with the subject the property does satisfy this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is an excellent example of the Spanish Colonial Revival style and appropriately incorporates the signature character-defining features of the idiom in its plan, architectural style, composition, materials, and design philosophy. Although it has experienced minor exterior alterations in recent years, these modifications occurred on secondary elevations (side and rear) of the house and its primary façade evident from the street, its intimate inner courtyard, and main front elevations of the building remain intact and almost identical to its original appearance. Elements of the Spanish Colonial Revival idiom are design characteristics well incorporated into the property such as its multi-level roof forms with central tower; an inner courtyard area with embellished fountain; arch shape openings over doors and windows; terra cotta mission barrel roof tiles; asymmetrical façade and overall composition; smooth trowel finish stucco exterior wall materials; focal windows boxed by wrought iron grilles; prominent chimneys with decorative vent caps; and varied fenestration including casement, fix and sash with clear, multi-color stained, leaded, or bullseye glass. Other features of the dwelling include upper-story cantilever balconies supported by stucco and/or wood corbels; ornate wrought iron stair and balcony railings some with stanchions; turned balcony support posts with carved bracket capitals and beams; loggias with arch shape openings, flagstone paving, and beamed ceilings; stucco wing walls and other privacy walls; and privacy entrance gates with turned wood spindles and monumental front door. As an outstanding representative example of the Spanish Colonial Revival style that fully embodies the distinctive style, period, and characteristics of the idiom the property does satisfy this criterion.

The Joe E. Brown Residence at 707 Walden Drive Beverly Hills is individually eligible under "significance" criterion A.4. *The property represents a notable work of a person included on the City's*

List of Master Architects or possesses high artistic or aesthetic value. This Spanish Colonial Revival residence at 707 North Walden Drive was designed by master designer Rene Rivierre, an accomplished and well-respected designer in the area and an individual included on the City's List of Master Architects. His portfolio of work in Beverly Hills includes the design and construction of five grand homes north of Santa Monica Boulevard and twelve smaller tract type homes south of Wilshire Boulevard. In all Rivierre designed seventeen dwellings in the City all of which reflect the Spanish Colonial Revival style. The subject property is one of the finer examples of his works that visually and physically convey his distinct theory of design and construction techniques in the City. Rivierre also designed and constructed the detached garage in 1930 and second floor addition in 1934. Because the property represents one of Rene Rivierre's most notable works it does satisfy this criterion. The property also appears to possess high aesthetic value as its rich Spanish Colonial Revival architectural style and ornamentation so fully articulates the design philosophy and concept of the idiom.

The Joe E. Brown Residence at 707 Walden Drive is individually eligible under "significance" criterion B (BHMC 10-3-3212(B)), because the building retains integrity from its period of significance. The period of significance for the subject property is 1930 to 1938, when the property was built and occupied by vaudeville entertainer/comedic actor Joe E. Brown 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 for architectural and historical importance.

Because of its historic architectural character, association with Joe E. Brown, and its contribution to the City's rich and unique architectural heritage the property is considered to have historic value. Therefore, the property is individually eligible under "significance" criterion C (BHMC 10-3-3212(C)), because the property has Historic Value

Section 6. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK

DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the historic resource do not compromise those qualities that justify the landmark listing.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems.

Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. Character-defining features associated with the Joe E. Brown Residence are those exterior features on the building dating from its original construction in 1930 and the property's association with Joe E. Brown 1931-1938. Such features include its siting on the lot and set back from the street; its landscaped setting; the height, shape, mass, and composition of the dwelling in relationship to its setting and immediate environment; as well as the physical attributes that define the Spanish Colonial Revival architectural style. The important exterior character-defining features of the property include, but are not limited to the following:

- Height, shape, form, massing, and overall multi-level composition of the house
- Physical attributes that help to define the Spanish Colonial Revival architectural style
- Multi-level complex hipped mission barrel tile covered roof, multi-pitch, distinct square shape stucco tower with finial
- Asymmetrical composition and placement of window openings and features (fenestration pattern), some deeply recessed into exterior wall plane
- Flagstone walkways, steps, and approach paths
- Wing wall with half arched opening
- Enclosed courtyard with decorative tiled quatrefoil shape fountain, mature landscape and trees, smooth stucco trowel finish walls with terra cotta tile coping, wrought iron trim, loggias with arch shape openings
- Decorative glazed ceramic tile
- Plain stucco walls
- Arched and quatrefoil shape openings (doors, windows, loggias, etc.)
- Wrought iron railings and boxed window grilles
- Terra cotta mission barrel roof tiles with minimal overhang and stucco cornice molding
- Madonna and Child bas relief recessed into niche along south side of front facing wing wall within entry loggia

- Entry tower with decorative cornice trim, terra cotta barrel roof tiles, and finial
- Vertical wood plank door shutters along east wall of courtyard loggia
- Irregularly shaped multi-pad concrete driveway
- Arched shape porte cochere and associated decorative features, flagstone steps, wrought iron railings, and arch shape side entry gate with decorative turned wood spindles
- Arcaded loggias with arched shape openings, flagstone paving, stucco walls and ceilings, and wood ceiling beams
- Exterior overhanging cantilever balconies some with turned wood posts and decorative carved wood bracket capitals and support beams, decorative wrought iron railings, wood beam corbels and stucco corbels; some balconies enclosed by multi-pane wood-frame windows
- Chimneys some with decorative brick and/or stucco caps, including stuccoed fireplace and chimney box at rear (west) of lot
- Enclosed inner courtyard location, size, shape, and spatial relationship and function to dwelling
- Front pedestrian entry gate with turned wood spindles, bronze mailbox slot on wall, door hardware, and “No Peddlers or Agents” signage on front of gate door
- Exterior staircases with wrought iron railings, decorative glazed tiles on risers, and terrace cotta paver treads
- Decorative stucco clad tiled screen vent openings at base of house and tiled canales at gable ends
- Fenestration: wood frame sash; wood frame and metal frame multi-pane casement windows;

some with wood sills, stucco sill bases, and plank headers

- Arched shape French wood doors with flanking multi-pane side lites
- Arch shape decorative panel front entry door with wood carvings, flagstone steps, wrought iron railing, decorative hardware, and peek-a-boo window
- Wood frame French doors with flat heads set in pairs or singular
- Stained, leaded, bullseye, or bottle glass windows of varying size and shape some with decorative roundels
- Smooth trowel finish stucco clad three car garage with terra cotta covered side facing gable roof, arch shape garage door openings, wood panel garage doors with recessed octofoil shape panels set in rows

Section 7. REASONS FOR DESIGNATING THE JOE E. BROWN RESIDENCE AT 707 WALDEN DRIVE, AS A LANDMARK. The Cultural Heritage Commission finds that the Joe E. Brown Residence at 707 Walden Drive, meets the criteria for designation as a landmark, and that this building warrants designation because it meets the City of Beverly Hills' criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." 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, early entertainer and comedic film star Joe E. Brown. 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 of the subject property fully embodies the distinctive key features and characteristics of the Spanish Colonial Revival style. 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 noted designer Rene Rivierre. It also “possesses high aesthetic value” as it epitomizes the design concepts and philosophy of the Spanish Colonial Revival style. The property also satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value. The property at 707 North Walden Drive is, therefore, recommended for landmark designation.

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

guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on the exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of the Joe E. Brown Residence at 707 Walden Drive, Beverly Hills as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Joe E. Brown Residence 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 Joe E. Brown Residence may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Joe E. Brown Residence is an action of the City to protect and preserve an historic resource.

Section 10. GENERAL PLAN CONSISTENCY. Designation of the Joe E. Brown Residence at 707 Walden Drive as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State, and Local

Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate the Joe E. Brown Residence at 707 Walden Drive as a local landmark in the City of Beverly Hills and place this property on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of the Joe E. Brown Residence at 707 Walden Drive as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

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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: July 9, 2014.



MARALEE BECK

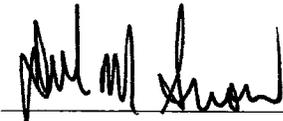
Chairperson of the Cultural Heritage Commission of the City of Beverly Hills, California

ATTEST:



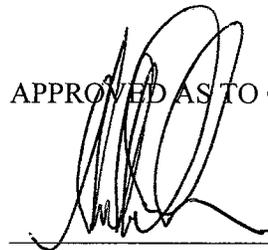
WILLIAM R. CROUCH
Secretary

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.

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 42 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on July 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 Pynoos, Waldow, Furie, Vice Chair Greer, Chair Beck.

NOES: None.

ABSTAIN: None.

ABSENT: None.



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



Cultural Heritage Commission Report

Meeting Date: July 9, 2014

Subject: Landmark Nomination for inclusion onto Local Register of Historic Resources of 'Ahmanson Bank and Trust Building' at 9145 Wilshire Boulevard, Beverly Hills.

Recommendation: Adopt a resolution recommending City Council designate the 'Ahmanson Bank and Trust Building' at 9145 Wilshire 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 'Ahmanson Bank and Trust Building' (now First Bank) at 9145 Wilshire 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 'Ahmanson Bank and Trust Building' at 9145 Wilshire Boulevard, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

Millard
Sheets
designed,
'Ahmanson
Bank and
Trust
Building' at
9145
Wilshire
Blvd.,
Beverly
Hills.



Attachment(s):

1. Consultants Historic Assessment Report
2. Resolution

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

BACKGROUND

At the meeting of October 9, 2013 the Cultural Heritage Commission initiated nomination proceedings for the 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire 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 'Ahmanson Bank and Trust Building' at 9145 Wilshire Boulevard for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

At the meeting of January 8, 2014 the Cultural Heritage Commission continued the Public Hearing for Landmark Nomination to allow staff additional time to continue discussions with the property owner before bringing the item back for consideration by the Commission. Staff has continued to work with Mr. Benny Vargas, Vice President Corporate Real Estate for First Bank's Southern California Region regarding this property.

Mr. Vargas has expressed his interest in continuing a dialogue with staff relating to historic preservation incentives that may become available relative to this property in the future, in addition to incentives already in place. The owners of First Bank have done a wonderful job of preserving and maintaining this important historic resource in the City of Beverly Hills and deserve credit for their careful stewardship. First Bank has recently completed interior restoration work of original gold leaf detailing and intends to restore exterior finishes in accordance with Secretary of the Interior Standards in the near future.

The Landmark Nomination of this building is a fitting recognition of First Bank's generous investment in this community as it relates to this historic resource.

The matter now returns to the Cultural Heritage Commission with a resolution recommending City Council designate the 'Ahmanson Bank and Trust Building' (now First Bank) at 9145 Wilshire Boulevard, Beverly Hills, as a Local Landmark.

PUBLIC NOTICE

The owners' representative for First Bank at 9145 Wilshire Boulevard, Beverly Hills, was notified in writing that the Cultural Heritage Commission would consider a nomination for the 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire Boulevard as a local historic landmark at the Commission meeting on January 8, 2014. As of the date of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire 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 'Ahmanson Bank and Trust Building' (First Bank) 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 'Ahmanson Bank and Trust Building' (First Bank) 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 'Ahmanson Bank and Trust Building' (First Bank) is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of the 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire 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.

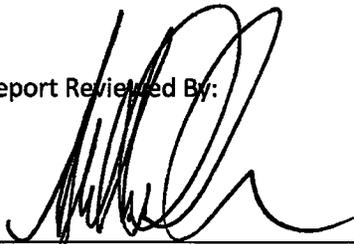
SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire 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 'Ahmanson Bank and Trust Building' (First Bank) at 9145 Wilshire Boulevard, Beverly Hills as a local Landmark.

Report Reviewed By:



William R. Crouch AIA, AICP
Urban Designer

RESOLUTION NO. CHC 33

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE AHMANSON BANK & TRUST BUILDING AT 9145 WILSHIRE BOULEVARD AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance 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 Ahmanson Bank & Trust Building (currently First Bank) by Millard Sheets at 9145 Wilshire Boulevard Beverly Hills, pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard, Beverly Hills warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties as Local Landmarks.

Section 3. On January 8, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to continue the landmark nomination considerations to allow City staff more time to continue discussions with the property owner.

Section 4. On July 9, 2014, the Cultural Heritage Commission considered a *City Landmark Assessment & Evaluation Report* for the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard, Beverly Hills incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Ahmanson Bank & Trust Building at 9145 Wilshire 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 Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 5. BACKGROUND. The Ahmanson Bank & Trust property (now occupied and owned by First Bank) is just east of Beverly Hills' commercial triangle district and abuts residential housing stock to the immediate north and commercial property to the east, west, and south. The improvement sits on two tied lots that each measure 50 feet by roughly 140 feet at the northwest corner of Wilshire Boulevard and North Oakhurst Drive.

The former Ahmanson Bank & Trust building was designed by noted artist/designer Millard Sheets for Howard F. Ahmanson, Sr. founder and president of the small independent bank established to serve the local Beverly Hills community. A few years earlier, Sheets had designed Ahmanson's elegant Home Savings & Loan building (now Chase Bank) just a few blocks to the west at 9145 Wilshire Boulevard. Ahmanson appreciating good art and design commissioned Sheets again to design the permanent headquarters office of the Ahmanson Bank & Trust Company at 9145 Wilshire Boulevard in 1959.

Located along the north side of Wilshire Boulevard amongst the larger commercial chain-banking institutions along this busy thoroughfare the independent Ahmanson Bank & Trust bank building was built in 1959 as their main office. The marble clad, neoclassical Greek inspired Modern style structure

was designed by Millard Sheets in association with architect S. David Underwood who was a member of Sheets' design studio. Rectangular in plan with an extended flat roof porte-cochere off its east (side) elevation the modest two-story bank building initially featured a fountain, indoor-outdoor reflecting pool, round elevator, and interior and exterior artwork. The façade (front, south elevation) abuts the sidewalk and features large aluminum framed glazed entry doors while the side (east) and rear elevations are punctuated by fixed pane fenestration. The rear (north) elevation also has a set of double glazed aluminum framed entry doors that open out to a paved parking lot. The initial design, massing, shape and form, and materials of the two-story property reflected a simple yet refined elegance that Ahmanson wanted to evoke to his local banking patrons.

The structure is capped with a flat roof with minimal parapet and has a decorative cornice line. Using similar materials found on the property located 9145 Wilshire Boulevard the Ahmanson Bank & Trust building is sheathed in Italian Lasa Bianco (white) marble with a top cornice faced with ceramic fired gold tiles. A huge golden winged lion or 'griffin' was originally set at the upper left corner of the front façade as was the bank's logo, a large capital "A" with a smaller capital "B" stacked over a smaller capital "T" just off to the right of it. The 'griffin' symbol was the Ahmanson business emblem and was incorporated into most of his financial institutions as well as his foundation. Much of the white marble and all of the glazed cornice line have been painted over by subsequent occupants of the structure. Both the 'griffin' and the bank's logo on the facade have been removed as well by those succeeding tenants. Two "monumental" Millard Sheets designed mosaics adorn the recessed wall space over the main entry off Wilshire Boulevard. The mosaic on the left depicts an image of a man and boy fishing while the mosaic on the right illustrates a group of women and girls in a tree with birds. These two mosaics are still intact over an altered entry approach and fenestration. Along the east side of the building are two uniquely designed concrete screens that help to diffuse visibility into the lobby area of the bank and also provides decorative interest to this elevation. The screens depict a modernistic interpretation of a tall tree with

branches, leaves, and flying birds. This thematic design of the “tree of life” is also complemented on the interior of the building by the use of stained glass panels and inlaid wood elements. The multi-color inlaid marble scene on the east wall of the central banking area conveys the tree of life with various types of birds. From within the building this artistic element is visually framed by the outside concrete window screens that are evident through the flanking fenestration. Set as part of the glazing system along the rear (north) wall and exit door are two floor-to-ceiling stained glass pieces that depict the tree of life with various animals. When looking from within the building, the multi-color stained glass piece west (left) of the rear exit door illustrates a modernistic interpretation of a tree with ducks, rabbits, deer, peacocks, sheep, fish, chickens, etc. during the day (hence the word “DAY” at the bottom and the full sun at the top). The multi-color stained glass piece east (right) of the rear exit door shows the tree of life at night with stars sparkling and numerous animals, including a leopard, fish, bald eagle, horses, birds, lion, owls, dove, etc. within and or near the it (hence the word “NIGHT” at the bottom and the crescent moon at the top). Acting as an upper transom is a row of smaller stained glass panels depicting various animals set above the two elongated stained glass “DAY” and “NIGHT” panels. All of these pieces were the design of Millard Sheets many in association with Susan Hertel. They were executed with the aid of various artists and craftspeople from his design studio. The stained-glass windows were fabricated by the Wallis-Wiley Studio of Pasadena. Master mosaicist Denis O’Conner participated in the production of the mosaics for the Sheet’s studio.

The building has undergone a number of alterations over the years. Some of the early work such as the partial replacement of cornice stone was done as in-kind repair work under the supervision of Millard Sheets. Most of the more significant exterior alterations occurred when the bank changed hands in the mid-1970s. These recent modifications included painting over and/or physically removing some of the exterior features on the building’s front (south) and side (east) elevations, as well as some changes to the interior space. Currently, the building is being restored by its owner with in-kind materials using

photographic and physical evidence. Many of the missing or broken features both on the exterior and within the interior are being repaired, replaced, and/or reconstructed in-kind. Because the overall composition and design of the existing building and its prominent site-specific artwork are still substantially intact the previous changes have not severely compromised its general historic character, unique architectural qualities, or important character-defining features.

Section 6. FINDINGS. Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard, Beverly Hills individually satisfies the necessary requirements for local landmark designation.

The Ahmanson Bank & Trust Building 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.* This particular property was designed and built to serve the financial needs of the local community of Beverly Hills. Howard F. Ahmanson was intent on creating an independent private bank that provided exceptional customer service to the residents of the city and that was also aesthetically pleasing and appreciated by the community and others. Ahmanson believed that many of the commercial buildings of the day lacked the presence of integrated art. Thus, he gave Millard Sheets liberty to design a modest financial institution that not only conveyed stability, security, and trust but also an appreciation of the arts. The bank building maintained its local presence until it closed in the mid-1970s. The significant contributions to the broad economic, cultural, and architectural history of the local community are physically manifested and exemplified in the subject property's architectural style, use of materials, composition and execution of design, artistry and aesthetic value, and general function and use of the site as a specialty banking facility. Upon review and consideration, the subject property appears to satisfy this criterion.

The Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard 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 design and development of the subject property and its site-specific artwork is due in part to Howard F. Ahmanson, the bank's first president and owner. Because of his appreciation of the arts and financial investment in aesthetics he had the wherewithal to allow Millard Sheets to realize his vision in the form of the subject property. This collaborative effort between the client/owner and designer created a unique financial institution that conveyed stability, strength, security, and trust, as well as a sense of community and family. Because of this type of incentive to invest in local architecture and art Ahmanson is considered a significant person important to the community. Thus, the subject property appears to satisfy this criterion.

The Ahmanson Bank & Trust Building at 9145 Wilshire 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.* Executed with restraint, the subject property embodies the distinctive characteristics and ideals of a Modern style financial institution with neoclassical Greek influences as interpreted by Millard Sheets into a modest independent type bank building. The Ahmanson Bank & Trust property demonstrates some of the key characteristic elements of the style and the unique collaborative effort of integrating architecture and art. Such design features include the building's Italian white marble cladding, top cornice faced with fired gold tiles, fired gold tiles on the porte cochere and elsewhere on the building, symmetry and proportion of design, and the incorporation of large site-specific artwork into the design of the building and site. The skillful design, composition, materials, and artistry of these elements collective make the property a valuable example important for its style, type and method of construction. The type and method of construction for the site-specific Millard Sheets designed artwork installations entails expertise that only masters in their field could have attained. With his design team Sheets created initial sketches of the artwork, then created full-color gouaches, made full-size projections of the

approved designs, and selected the correct tile colors. The small, textured glass tiles were hand cut into the perfect shapes, mixing shades to give the illusion depth, movement, and shadows. They were then pasted onto numbered sections of paper, and then delivered to the site for installation. The tiles were then installed onto the facing of the bank's exterior wall. Set with a base layer of cement the tiles were carefully inlaid and finished with a grout sealer.¹ The meticulous method of construction of the integrated site-specific artwork exemplifies outstanding craftsmanship and consummate skill that should be recognized as a distinct and unique method of construction. Therefore, the subject property satisfies this criterion.

The Ahmanson Bank & Trust Building at 9145 Wilshire 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.* Millard Sheets (1907-1989) was a highly acclaimed painter, designer, illustrator, and artist who worked in various mediums of the craft. He was also a strong proponent for the integration of art and architecture and as such incorporated all forms of art, including murals, mosaics, sculpture, stained glass, and ceramic into his architectural designs. He worked primary throughout much of southern California, including Beverly Hills. He is most recognized for his work in designing many of the Home Savings & Loan financial institutions throughout the State and elsewhere in the country. He also was the architect for the subject property, the Ahmanson Bank & Trust building. Though not a licensed architect, Sheets is credited for the architectural design of the subject property and its associated site-specific interior and exterior artwork. This property along with the bank building at 9245 Wilshire Boulevard (Chase Bank) and the large mosaic recently installed on the west wall of the Civic Center parking structure (number 5) at 450 North Rexford Drive represents Sheets' extant portfolio of work within the City of Beverly Hills. In consideration of the subject property's

¹ Arenson, Adam. "Paying Dividends," *Huntington Frontiers*, March 16, 2012, in *Fall/Winter 2011*.

association with a noted master architect and an individual listed on the City's List of Master Architects this significance criterion appears satisfied.

Besides architectural merit, the site-specific artwork integrated into the subject property also possesses high artistic and aesthetic value. The interwoven artwork inside and outside of the building is an artistic object of noteworthy interest and value in that they convey various forms of family values and the tree of life in their design and meaning. Because of their site-specific thematic content and mastery of design and execution the various pieces of artwork on the property are highly valued as an aspect of community sentiment and pride. In applying the artistic and aesthetic portion of this criterion to the subject property it appears warranted and satisfied.

The Ahmanson Bank & Trust Building at 9145 Wilshire 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 from 1959, when the building was completed and opened for business, to 1976 when it ceased operating and merged with another financial institution. Those important characteristics and features of the building, including its location, setting, overall design, materials, spatial relationships, and site-specific artwork from the property's period of significance are still sufficiently evident to convey its historical, architectural, and artistic significance. Therefore, they appear to satisfy this criterion.

The Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard is individually eligible under "significance" criterion C because of the property's architectural merit, high artistic and aesthetic qualities, and association with master artist Millard Sheets. The site is considered to have significant historic value to the local community. Therefore, the property appears to satisfy this criterion.

Section 7. PARTICULAR CHARACTERISTICS JUSTIFYING LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of the Ahmanson Bank & Trust Building at 9145 Wilshire 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 *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations; and archaic structural and mechanical systems.

Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. The key features associated with the subject property that are visible and evident from the public right-of-way include, but are not limited to, its prominent location at the northwest corner of Wilshire Boulevard and North Oakhurst Drive; its current form, massing, scale, proportion, orientation, height, materials, and general design scheme; and those physical attributes that define the property's type and style (Modern with neoclassical Greek influences). Additional exterior character-defining features include the building's Italian Lasa Bianco (white) marble cladding, ceramic-

fired gold tiles (some currently painted over), the decorative cornice, glass tesserae mosaics, the porte cochere with decorative features and driveway, plaster "tree of life" window wall screen adjacent the side (east) elevation, landscaped planter boxes and associated landscape features, and orientation and location of entry doors on the front (south) and rear (north) of the building. Character-defining features of the Sheets designed site-specific artwork includes, but is not limited to its materials (glazed tiles, marble, glass, lead, wood, plaster/concrete, etc.), size and shape, content of design and theme, form, volume, setting, location, texture, finish, color, transparency in some instances (stained glass), installation method and materials, and public visibility.

Section 8. REASONS FOR DESIGNATING THE AHMANSON BANK & TRUST BUILDING AT 9145 WILSHIRE BOULEVARD, AS A LANDMARK. The Cultural Heritage Commission finds that the Ahmanson Bank & Trust Building by Millard Sheets at 9145 Wilshire 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 "exemplifies important elements of the City's cultural, economic, and architectural history." The property also satisfies the requirements of subsection 10-3-3212(A)(2), in that it "is directly associated with the lives of significant persons important to national, state, City or local history." The general idea and financial incentive to incorporate art and architecture into the design of the subject property is credited to Howard F. Ahmanson, the initial president and namesake of the bank. 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 building and site-specific artwork embodies the distinguishing features of a particular property type (bank) and the architectural style of Modern design

with neoclassical Greek influences. Because of its method of design, execution, and assembly the site-specific artwork also embody and physically reflect unique and distinctive methods of construction. And finally, under the requirements of subsection 10-3-3212(A)(4), the building and site-specific artwork satisfy this criterion in that they “represent a notable work of a person included on the City’s List of Master Architects.” Both the Ahmanson Bank & Trust headquarters office/bank and its associated site-specific artwork were designed by noted artist and designer Millard Sheets, who is was one of the most recognized and well-respected individuals in his field, and who is also included in the City’s List of Master Architects. Both the building and artwork installations at this site also satisfy this criterion for having “high aesthetic value” as they are masterful works of art with high aesthetic value. The subject property satisfies the requirements of subsection 10-3-3212(B) in that it retains sufficient integrity to convey its historical, architectural, and artistic significance. Further, the property satisfies BHMC 10-3-3212 subsection 10-3-3212(C) as it possesses high design merit and exceptional artistic and aesthetic value, and is also the representative work of a master designer who is listed on the City’s List of Master Architects.

Section 9. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The

guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 10. ENVIRONMENTAL ANALYSIS. Designation of the Ahmanson Bank & Trust Building by Millard Sheets at 9145 Wilshire 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 Ahmanson Bank & Trust Building 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 Ahmanson Bank & Trust Building may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Ahmanson Bank & Trust Building is an action of the City to protect and preserve an historic resource.

Section 11. GENERAL PLAN CONSISTENCY. Designation of the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 - Promote National, State,

and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

Section 12. The Cultural Heritage Commission hereby recommends that the City Council designate the Ahmanson Bank & Trust Building by Millard Sheets at 9145 Wilshire 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 13. The record of proceedings for designation of the Ahmanson Bank & Trust Building at 9145 Wilshire Boulevard as a local landmark included on the City's Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

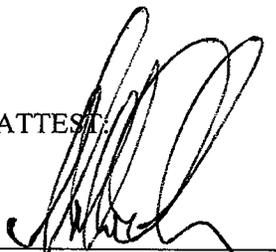
Section 14. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: July 9, 2014.



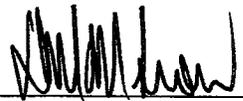
RICHARD WALDOW
Chairperson of the Cultural Heritage
Commission of the City of Beverly Hills,
California

ATTEST:



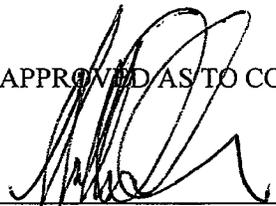
WILLIAM R. CROUCH
Secretary

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.

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 33 duly passed, approved and adopted by the Cultural Heritage Commission of said City at a meeting of said Commission on July 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