



**STAFF REPORT
CITY OF BEVERLY HILLS**

**For the Architectural Commission
Meeting of July 21, 2010**

TO: Architectural Commission

FROM: Donna Jerex, Senior Planner

SUBJECT: **Wallis Annenberg Center for the Performing Arts (WACPC)**
455 North Crescent Drive
Garage Access Pavilions: Entries at City Hall and WACPC Streetfront

PROJECT INFORMATION

The parking structure for the Wallis Annenberg Center for the Performing Arts (WACPC) is currently under construction along North Crescent Drive. Due to the high profile location and historic nature of this project, the conditions of approval require that the Architectural Commission review the designs for these structures. They are both located on Crescent Drive: one is south of the City Hall main entrance on Crescent Drive and the other is across the street on Crescent Drive at the WPCAC entry itself (see attached plans).

BACKGROUND INFORMATION

The Commission reviewed preliminary plans at its February 17, 2010 meeting (staff report attached). A subcommittee consisting of Commissioners Rubins and Meyer was formed to meet with the design team and the City's historic consultant. A meeting was held on March 20, 2010 with the design team, subcommittee and City staff to discuss ideas. These were further refined over the following months. Updated plans are provided with this staff report for the Commission's consideration and comment. The City's historian, Peyton Hall, will be available at the July 21, 2010 meeting to provide guidance for the Commission.

- **City Hall Pavilion Comments:** Mr. Hall's comments incorporating the subcommittee and historic review criteria for the City Hall pavilion are provided in a memorandum included as Attachment A to this report and include 8 recommendations for refinement to the design.
- **WPCAC Pavilion Comments:** Due to the quick turnaround time between submitting plans to Mr. Hall/the subcommittee for review and the preparation this report for the Commission, Mr. Hall's comments for the WPCAC pavilion are not in a memorandum format, but may be summarized as follows: *"This is a smaller structure with less potential impact than the previous design. Initially, we had preferred that the pavilion not be on axis with the E-W axis of the post office, but rather moved south to open up the east elevation. However, this was impossible due to the functional requirements, site, building, and garage layouts. We are unlikely to have any major negative comments*

following the opportunity for further review. However, we welcome any insights from other reviewers.”

RECOMMENDATION

Staff believes that the design team has made significant progress and improvements to the design of both pavilions. Staff feels confident that Mr. Hall has a solid understanding of the subcommittee and staff concerns regarding both designs and recommends that the Commission support the existing designs and direct staff to work with Mr. Hall to oversee the completion of the design plans.



Donna Jerex, Senior Planner

Attachments:

- A. Memorandum from Peyton Hall, FAIA
- B. Staff Report: February 17, 2010
- C. Plans (2 sets)

ATTACHMENT A

Memorandum from Peyton Hall, AIA

To: Allen M. Rubenstein, Project Manager
Department of Public Works & Transportation
Project Administration Division
City of Beverly Hills

From: Peyton Hall, FAIA

Date: June 21, 2010

Revised July 12, 2010

Introduction

We are contracted to you as the "Preservation Architect" designated for certain tasks in the "Mitigation Monitoring and Reporting Program" for the Crescent Garage portion of the "Wallis Annenberg Center for the Performing Arts Project (SCH #2007011008)." You have requested our expedited review of the proposed work on the east side of Crescent, in the west yard of City Hall, comprising generally, landscape, hardscape, and a "pavilion" for pedestrian access to the subterranean parking structure.

Documents Provided for Review

You provided the following documents, which represent revised and additional information.

1. Landscape drawings titled "455 Crescent Garage," prepared by Burton & Company for IPD, Architect, L3.00, L3.01, L1.00, L1.01, L1.02, L1.03, dated 4-13-10.
2. Electrical drawings titled "455 Crescent Garage," prepared by Donald F. Dickerson Associates for IPD, Architect, dated 4-13-10, E2.04, E6.01

MEMO

455 Crescent Garage Project Preservation Architect Mitigation Monitoring

HISTORIC RESOURCES GROUP

1728 Whitley Avenue, Hollywood, CA 90028-4809
Telephone 323 469 2349, Facsimile 323 469 0491
historicla.com

3. Exterior Lighting Fixture Specifications, titled "455 Crescent Garage, prepared by Francis Krahe & Associates Inc., dated 6-3-10.
4. Architectural rendering titled "Pavilion View, prepared by IPD, Architects, dated 6-13-10.

Description of the Work and Impacts

This review pertains only to the work described in the documents listed above and provided for review.

The primary issues of concern are the detailed design of the landscaping features, other exterior features, and parking structure access pavilion on the east side of Crescent Drive, with respect to their impacts and compatibility with City Hall and the setting of City Hall, including the newer buildings to the south on the City Hall site that are part of the visual and spatial composition.

1. Landscape and hardscape

A semicircular ramp leads from a curb cut and driveway at Crescent Drive down to the subterranean garage at the northeast corner of the City Hall site, north and west of the formal entrance to City Hall that faces Santa Monica Boulevard. This configuration is consistent with the project reviewed by the EIR. The geometry remains simple, with a simple, low profile wall that is as short as possible while meeting minimum safety and code requirements.

The west yard at City Hall has been previously altered. Therefore, the detailed design does not alter any historic, character-defining spaces or features. The west yard remains an open space, with the exception of the parking pavilion access for pedestrian access to the parking structure at the south end (refer to discussion below). The new "plaza" aligns axially with the west elevation of Beverly Hills City Hall. Sandstone paving in an ashlar pattern will match the existing paving adjacent to City Hall. There are three narrow and long planters, one in the center of the plaza, and two flanking it axially, each planted with single rows of palm trees.

2. Exterior lighting

The majority of exterior lighting fixtures are discreet, indirect, and not decorative. Many provide the functional requirements for lighting sidewalks and driveways after dark. Others are placed in or near planters to highlight plants.

MEMO

455 Crescent Garage Project Preservation Architect Mitigation Monitoring

HISTORIC RESOURCES GROUP

1728 Whitley Avenue, Hollywood, CA 90028-4809
Telephone 323 469 2349, Facsimile 323 469 0491
historicla.com

There will be two new pole-mounted fixtures at the “plaza,” three pole fixtures at the driveway, and seven pole fixtures at the surface parking at the northeast corner (east end of the north yard of City Hall). The remaining pole-mounted fixtures are seven new fixtures at the sidewalks, behind the curbs, on the east and west sides of Crescent Drive. In summary, there are two pole fixtures added in the west yard in on-site pedestrian areas. The style of new pole fixtures recall historical character of fluted poles and decoratively shaped (e.g., tear drop or acorn) lightoliers with fully-shaded lamps.

3. Pavilion

A revised pavilion building, represented in the drawing titled “Pavilion View,” is similar in volume and layout to the first design presented, but the footprint has been altered so that the building is orthogonal to the historic City Hall building and yard (i.e., there are no curved walls; all plan and elevation lines are parallel or perpendicular to the historic setting). In general, the revised design recalls some aspects of the vocabulary of the Moore Ruble Yudell addition completed in 1990.

Criteria for Evaluation

The criteria used for evaluation of impacts on a historic resource are the Secretary of the Interior’s Standards for Rehabilitation and the associated guidelines.¹ Hereafter the criteria are referred to as the “Standards.”

The Standards recommendations for “sites,” are “Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.”

The Standards recommend “Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and

¹ Kay D. Weeks and Anne E. Grimmer, The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington, D.C., National Park Service, 1995), pp. 61-115. 36 CFR 68.

MEMO

455 Crescent Garage Project Preservation Architect Mitigation Monitoring

HISTORIC RESOURCES GROUP

1728 Whitley Avenue, Hollywood, CA 90028-4809
Telephone 323 469 2349, Facsimile 323 469 0491
historicla.com

which preserves the historic relationship between the building or buildings and the landscape." The Standards do not recommend "Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features."

Impacts

1. Landscape and hardscape

The proposed work retains existing character while including new work that is differentiated from but compatible with the scale and character of the existing historic City Hall yards and open spaces. This conforms to the Standards and there is no substantial impact.

2. Exterior lighting

The proposed work retains existing character while including new work that is mostly invisible. The proposed new pole lights are few in number, compatible in style, have no major impacts on the visual character of architecture or lighting, and are reversible. This conforms to the Standards and there is no substantial impact.

3. Pavilion

The proposed work substantially changes the setting at the west yard of the original City Hall. The pavilion building is not compatible because it adds a large new feature in the historic setting that is not compatible in design. Refer to the Recommendations below.

Conformance Review

Whereas the proposed landscape and hardscape, and lighting fixtures, meet the Standards, we find that the proposed work conforms with applicable HR mitigation measures that are required to be reviewed by the Preservation Architect.

Recommendations

In order to suggest a constructive and efficient process for a Pavilion design that meets the Standards without substantial impact to the historic resource and might also conform to the requirements of the Architectural Commission, we conferred informally with Commissioners Rubins and Meyer. Following are specific recommendations, with the objective of utilizing the architectural vocabulary of the 1990 additions to subordinate the

MEMO

455 Crescent Garage Project Preservation Architect Mitigation Monitoring

HISTORIC RESOURCES GROUP

1728 Whitley Avenue, Hollywood, CA 90028-4809
Telephone 323 469 2349, Facsimile 323 469 0491
historicia.com

new addition to the original City Hall building while not adding a third style to the site. Refer to the existing building to the south (behind) the proposed addition. The recommendations retain the proposed footprint and massing as proposed, but suggest changes in design details.

- A. Add profile at corners to match MRY building.
- B. Modify the “piers,” i.e., rectangular corner and bay columns, at the “capitals,” to match the stepped geometry of the MRY building, with the exception of the piers that flank the pedestrian entrance.
- C. Extend the piers at the shorter north bays up to match the piers of the MYR building.
- D. Articulate the piers adjacent to the entry doors to reinforce the location of the entry. This could be done in a number of different ways. We suggest modifying the piers at the double door pedestrian entrance by continuing the articulated, stepped geometry, in plan, down to the top of the building base; however, we do not intend to restrict the alternatives to this approach.
- E. Add tile at the stepped capitals to match the configuration of the MYR building, but study the tile color within the context of the palettes that are found throughout the MRY buildings. Select or propose a single color, not multiple colors or patterns.
- F. Omit the vertical scores at the fascia above the shorter, north bays, which will become flat fascia panels spanning between piers.
- G. Match the material and profile of the doors and windows in the MRY buildings for all doors and fenestration in the new building.
- H. Do not use unglazed openings, grilles, or screens at the unglazed openings. Utilize operable sash for areas that need to be open for ventilation so that they are similar in system and construction to the other fenestration. We suggest that this be modified to use hopper-type sash.

CC: Georgana Millican

Donna Jerex

MEMO

455 Crescent Garage Project Preservation Architect Mitigation Monitoring

HISTORIC RESOURCES GROUP

1728 Whitley Avenue, Hollywood, CA 90028-4809
Telephone 323 469 2349, Facsimile 323 469 0491
historicla.com

ATTACHMENT B

February 17, 2010 Staff Report



STAFF REPORT
CITY OF BEVERLY HILLS

**For the Architectural Commission
Meeting of February 17, 2010**

TO: Architectural Commission

FROM: Georgana Millican, Associate Planner

SUBJECT: Annenberg Center for the Performing Arts
Crescent Drive Parking Structure: Design of Garage Access Pavilions
455 North Crescent Drive

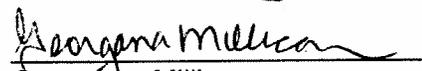
PROJECT INFORMATION

Attached for the Commission's consideration and comments are copies of:

- Proposed plans for parking pavilions proposed for the parking lot entries at City Hall and the Annenberg Center.
- A memorandum from Pamela Burton & Company (landscape architect for The Annenberg) supporting the designs.

The project approval (mitigation measures) require that the Architectural Commission review the project, and comments are being solicited at this time prior to final approval of the project.

City Staff and the project architect will attend the February meeting to present and discuss the project.


Georgana Millican

Attachments:

Memo from Pamela Burton & Company dated January 11, 2010
Pavilion Descriptions
IPD Booklet: 455 Crescent Garage

ATTACHMENT 1: Pavilion Descriptions

City Hall Pavilion

The City Hall Pavilion is located in the southeast corner of the parking structure and consists of an exit stair, elevator, and exhaust shaft. The location of the pavilion below grade minimizes the number of lost parking spaces by locating it in the corner of the garage while its above grade location ensures that it is not located directly in front of the historic portion of City Hall while maintaining easy connection to the Crescent Drive entrance of City Hall, the Palm Court with its connection to the rest of the City Hall Complex, and City sidewalks with its proximity to the corner of Crescent Drive and South Santa Monica Boulevard. The above grade portion of the pavilion contains two masses at different heights. The taller mass grouping consists of the elevator shaft and the exhaust shaft while the lower portion contains the stair and elevator lobbies. The lobby area is confined on three sides by a 7'-0" high glass curtain wall fence with structural silicon glass connections. This allows for a visual connection and a sense of openness with City Hall and the City Hall Lawn during normal operational hours while allowing the facility to be locked up at night. The rest of the exterior is plaster over concrete, tile, and precast concrete base. Because of its adjacency to the existing City Hall Expansion and its small scale, the pavilion was given an Art Deco treatment to tie visually to the expansion and minimize the number of different styles on the City Hall Campus.

Annenberg Pavilion

The Annenberg Pavilion is located on the northwest side of the parking structure and consists of two elevators and a reversible escalator that goes from grade to the B1 Level. The pavilion is centered on the existing post office doors, which places it centrally between the main entrance to the Annenberg Center, the Annenberg midway crossing to Canon and South Santa Monica Boulevard, and the corner of Crescent Drive and North Santa Monica while reinforcing the Post Office axis and providing a buffer between the street and post office. Because of its close proximity to the Historic Beverly Hills Post Office, the pavilion was designed to be as transparent as possible above grade. In order to accomplish this, the elevator shaft, canopy, a barrier wall surrounding the light wells to the B1 level are made steel and glass. The structural elements are painted steel while the skin of the elevator, canopy, and wall are glass. This design provides the least amount of obstruction to the Post Office beyond while maintaining a compatible design with the proposed Annenberg Theater expansion.