Meeting Date: April 15, 2019

Subject: 1100 CAROLYN WAY
Landmark Initiation
Initiation of Nomination Proceedings for inclusion onto the Beverly Hills Register of Historic Properties for the property located at 1100 Carolyn Way

Recommendation: Review the Initiation of the Historic Resource in conjunction with the Preliminary Evaluation Report and Recommendation from the Director

REPORT SUMMARY
At the request of the property owner, the residence at 1100 Carolyn Way is before the Commission for consideration of initiation of landmark proceedings for eligibility as a local landmark to be placed on the Beverly Hills Register of Historic Properties. Shadow Hill or Grayhall Estate at 1100 Carolyn Way was designed by the architectural team of Sumner Hunt (Master Architect) and Silas Burns in 1916 and expanded by the same design team in 1919. The design is based upon a rustic French Revival hunting lodge. The residential estate was originally constructed for Harry Dana Lombard and later rented by Lombard in 1918 to Douglas Fairbanks, Sr. while he and Mary Pickford's “Pickfair” estate was under construction. The
property was purchased in 1919 by Silsby M. Spaiding who was elected in that same year to the Beverly Hills Board of Trustees, and later became the City’s first mayor. The original landscape design for the estate was undertaken by recognized Master Architects (landscape architects) Paul Thiene and Florence Yoch. A recent site visit by city staff and the historical consultant for the city confirms that the property remains in well maintained condition with, generally, no major compromises to its architectural integrity and appears to be eligible for listing.

Preliminarily, it appears that the property meets all of the required criteria for landmark designation, as required by Beverly Hills Municipal Code Section 10-3-3212 (Landmark Designation Criteria).

BACKGROUND
The subject property is located in the Hillside area of the city, north of Lexington Road, west of Laurel Way, east of Summit. Located on the site is a single-family residence with swimming pool and manicured grounds. The main elevation has been modified with the removal of the original rustic wooden entry feature, but the namesake stone cladding and the overall building configuration is generally original and date back to the ownership period of Silsby M. Spaiding and appears to retain sufficient integrity and local cultural importance to convey its significance from that time period.

Pursuant to Section 10-3-3212 of the Historic Preservation Ordinance (Beverly Hills Municipal Code Title 10, Chapter 3, Article 32) this property qualifies under Criteria B4. This criteria for historic designation recognizes that the property was owned by a person of great local prominence. A person of great local prominence is defined in the Municipal Code as a person whose activities had such a substantial impact on the history of the City of Beverly Hills that a public street or public park in the city was named after him or her. Spaiding Drive in Beverly Hills is named after Silsby Spaiding, an early owner of the residence, prominent citizen and first mayor of the City.

PRELIMINARY ASSESSMENT OF LANDMARK CRITERIA
Upon initial assessment, the residence located at 1100 Carolyn appears to satisfy the City’s criteria for designation as a local Landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (Beverly Hills Municipal Code Title 10, Chapter 3, Article 32). An eligible historic resource within the City may be nominated and designated as a landmark if it satisfies all of the requirements set forth in Criterion A and at least one of the requirements set forth in Criterion B, as set forth in the Municipal Code. Preliminarily, this property appears to satisfy all of the mandates of subsection A and two of the mandates under subsection B as follows:

Criteria A1: It is at least forty five (45) years of age, or is a property of extraordinary significance;

Criteria A2: It possesses high artistic value or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;

Criteria A3: It retains substantial integrity from its period of significance; and

Criteria A4: It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article (BHMC Title 10, Chapter 3, Article 32).
Criteria B4: It is an exceptional property that was owned and occupied by a person of great local prominence.

Criteria B6: The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property.

PUBLIC OUTREACH AND NOTIFICATION

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NEXT STEPS

Should the Cultural Heritage Commission vote to initiate landmark proceedings on the subject property, the following steps are required to complete the landmark designation process: 1) Preliminary Evaluation by the Director of Community Development with a preliminary hearing before the Cultural Heritage Commission; 2) a nomination hearing by the Cultural Heritage Commission to make a recommendation to the City Council; and 3) a public hearing by the City Council considering whether to designate the property as a local landmark and place it on the Beverly Hills Register of Historic Properties.
ATTACHMENT A

1986 Survey DPR Form
IDENTIFICATION

1. Common name: Grayhall
2. Historic name: Grayhall
3. Street or rural address: 1100 Carolyn Way
   City: Beverly Hills   Zip: 90210   County: Los Angeles
4. Parcel number: 4348-005-006
5. Present Owner: ___________________________________________ Address: ___________________________________________
   City: ___________________________________________ Zip: ________ Ownership is: Public ________ Private ________
6. Present Use: Residential   Original use: Residential

DESCRIPTION

7a. Architectural style: Tudor Revival
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Medieval English manor house architecture apparently inspired the design of this two-story home on a secluded estate. The quarry-faced stone exterior is draped with vines and shaded by trees. A hipped roof of slate crowns the structure. It is asymmetrically massed with a horizontal emphasis. Dormers punctuate the roofline. Windows are casement in type and either flat or round-headed. Iron balconies adorn some openings while others are glazed with leaded glass. A covered porch with Craftsman-like detailing of its shed roof leads to the entry. Ornate iron screens protect both the broad glazed door and its sidelights. The facade is arranged around a motor court with a "well" and planter in the center. At one end of the court, the garage is integrated with the house and embellished with a pergola-like hood.

The house is noted for its interiors, especially the music room. Of baronial proportions, the space has an elaborately carved and stencilled, beamed and coffered ceiling. The area beyond a screened three bay arcade at one end contained a pipe organ. (see continuation sheet)

Construction date: 1916
Estimated Factual X
Architect Unknown
Builder Unknown
11. Approx. property size (in feet) irreg
   Frontage 63   Depth 400
   or approx. acreage
2. Date(s) of enclosed photograph(s) 1986
13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: ____________________________________________________________

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___ Residential ___ Industrial ___ Commercial ___ Other: ________________________________

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___ Public Works project ___ Other: _____________________________________________

17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___

18. Related features: _______________________________________________________

SIGNIFICANCE
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Setting a trend toward large estates in the foothills, Boston banker Harry D. Lombard built an impressive baronial mansion on present-day Carolyn Way in 1916. Lombard had purchased the property in 1913 from H.D. Robinson, who in turn had acquired it in 1911. Although Lombard invested substantial sums in the improvement of the property, further improvements to the home were made by Silsby and Carolyn Spalding when they bought the residence now known as Grayhall in 1920. Architects Sumner Hunt and Silas Burns directed the remodelling effort. The spectacular "music room" installed by these noted architects is the centerpiece of the residence and was published in Architectural Digest in 1922. The Spaldings amassed large landholdings in the area, and Grayhall's parcel originally encompassed sections of present-day Carolyn Way, Marilyn Drive, and Laurel Way. Carolyn was the daughter of Charles Canfield, co-founder of the Rodeo Land and Water Company; Silsby became the City's first mayor in 1927 when the City government changed from a Board of Trustees to a City Council, serving on both from 1922 to 1929.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
   Architecture ___ 1  Arts & Leisure ________________________________
   Economic/Industrial ___ Exploration/Settlement ___ 2
   Government ___ Military ________________________________
   Religion ___ Social/Education ________________________________

21. Sources (List books, documents, surveys, personal interviews and their dates).
   City of Beverly Hills building permits
   Los Angeles County Tax Assessor records
   Comments by Phyllis Lerner, 5-5-86
   Architectural Digest, III:2, 1922
   Architectural Digest, V: 4

22. Date form prepared: November, 1986
   By (name) C. McAvoy & L. Heumann
   Organization: City of Beverly Hills
   Address: 450 N. Crescent Dr.
   City: Beverly Hills Zip: 90210
   Phone: (213) 550-4881

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
CONTINUATION SHEET: 1100 Carolyn Way

7b. Description:

The entry hall is also notable for its cool stone walls, beamed ceiling, and black and white marble floor.

Built in 1916, substantially improved in 1920, and renovated in 1972, the house nonetheless retains a strong sense of history.
ATTACHMENT B

2006 Survey Continuation Form
Known as Grayhall, this baronial mansion of the Tudor Revival style appears in good condition with no significant alterations visible since the property was last evaluated in the 1985-1986 survey. The residence was originally constructed in 1916 for banker Harry D. Lombard and was substantially remodeled and enlarged in 1920 by master architects Sumner Hunt and Silas Burns for owners Silsby and Carolyn Spalding (nee Carolyn Canfield, the daughter of Charles Canfield, co-founder of the Rodeo Land and Water Company and first mayor of Beverly Hills). The property remains eligible for individual listing in the National Register, California Register, and for local listing or designation.