
HISTORICAL ASSESSMENT REPORT

Project: 1200 Laurel Lane, Beverly Hills CA
Evaluation of Hardscape and Accessory Structures
for Significance with Recommendations

Document issue **FINAL DRAFT 25** May 2016

Subject:
Evaluation Report and Memorandum for the Record:
Assessment of character-defining features and statement of recommendations for significance



L&L | HA photodocumentation, May 2016 exterior overview of site towards the south, from the second floor level deck of the primary residence. Lawn in foreground, pool and Pool Cabaña roof at right.

Historical Architectural Services:

Historic Assessment Report/ Research/ Evaluation of site
Existing Single Family residence, 1200 Laurel Lane, Beverly Hills CA.

Site Hardscape and Accessory Structure character-defining features:

Research, Significance Evaluations and recommendations

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Summary: Historical Architectural Assessment of the existing residential accessory site structures, site landscape and hardscape features, with evaluation of integrity and significance.

It is understood that the architectural features and characteristics of the **accessory structures**, the **hardscape**, and the **landscape** features associated with 1200 Laurel Lane potentially warrant consideration of eligibility as a historical resource under City of Beverly Hills Criterion C as an example of the work of a Master Architect, Douglas Honnold FAIA. With pending improvements by the new owner of the property, an assessment of the potential significance of character-defining features and a chronology of changes was requested by our client in response to a request by the City of Beverly Hills.

Our review was limited to the accessory structures, the hardscape, and landscape features. This Historical Assessment Report acknowledges that individual significance of the primary residence as an excellent example of the work of a City of Beverly Hills-defined "Master Architect" Douglas Honnold is warranted. While the dwelling is not the subject of this Report, exterior features of the accessory structures and the hardscape features clearly demonstrate an identical architectural approach. Thus, the analysis of the dwelling's exterior features was warranted in order to evaluate whether a strong relationship between the house and each ancillary structure existed.

The original architectural design drawings prepared by the office of Douglas Honnold show ample details of the residence and connected garage structure. The roof plan shows the location of this primary structure in relation to the site property boundaries, and a reference of elevation contour lines, but no documentation of the accessory structure designs or hardscape walkways and walls. In our assessment we relied on permit histories and an occasional permit-related drawing to determine the level of significance site-wide of the property.

Based on available evidence by research in archives and examination at the site, and employing the City of Beverly Hills Preservation Ordinance criteria, referencing the Secretary of the Interior's Standards for guidelines, this complex of accessory structures and site features does appear eligible to warrant individual Landmark designation.

Please refer to Section 1 of this Historical Memorandum for the Record for further details including criteria used in evaluating significance.

(signed)

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A APPENDICES

A1 Research and Existing conditions GTL|HA photographs

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Client:

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Agent for Owner

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Following is an analysis of potential significance, developed from site and archive research, previous historical resources surveys, and observed character-defining architectural and historical cultural resource features. A summary history and observations from research at the site include a summary listing of previous historical assessments.



L&L | HA photodocumentation, "before" c 1935 photograph and "after" site recordation photograph April / May 2016; exterior motor court, view to south. Note the perimeter wall in foreground of the 1935 image was removed c 1982.

1 REGULATORY DATA

Summary of Applicable Sections of the Federal Secretary of the Interiors' Standards for Rehabilitation, California Environmental Quality Act, Public Resources Code, and Ordinance 12-0-2617, Article 32 Title 10 Chapter 3, "Historic Preservation," of the City of Beverly Hills Municipal Code.

Considerations for evaluation of historical resources

Relevant National, State, and Local criteria for evaluations are included for consistency in review. A summary recommendation is made for applicability of the eligibility for the structure as a designated landmark in consideration of the established criteria.

▪ 1.1 National Register of Historic Places (NRHP) Criteria for Evaluation

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

APPLYING THE CRITERIA

The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."

A property may have "significance" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at either a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity.

- **1.2** California Register of Historical Resources (CRHR) Criteria

To be considered eligible for listing on the CRHR, a cultural resource must satisfy at least one of the four significance criteria as defined by Public Resources Code 5024.1. The resource must:

1. Be associated with events that have made a significant contribution to the broad patterns of California's history;
2. Be associated with the lives of persons important in our past;
3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual; or
4. Yield, or may be likely to yield, information important in prehistory or history.

Beyond the application of the above CRHR criteria, a resource must retain sufficient integrity of the characteristics that makes it significant and potentially eligible for listing. Integrity is regarded in terms of the retention of original design, materials, workmanship, setting, location, feeling, and association. In short, integrity refers to the general character and feeling of the building, and the degree to which it currently resembles its condition and setting during its period of significance.

- **1.3** Summary of applicable sections of the California Environmental Quality Act (CEQA) and the Public Resource Code

Design and regulatory agency considerations:

- **1.3.1** Excerpts from the California Environmental Quality Act:

Title 14; Chapter 3; Article 5; Section 15064.5

"This section establishes rules for the analysis of historical resources, including archaeological resources, in order to determine whether a project may have a substantial adverse effect on the significance of the resource."

CEQA Guidelines Section 15064.5 states that resources listed in the California Register of Historical Resources or in a local register of historical resources are considered "historical resources."

Additionally, CEQA Guidelines Section 15064.5(a)(3) states that:

"(g)enerally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources including the following:

- *(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- *(B) Is associated with the lives of persons important in our past;*
- *(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;*
- *(D) Has yielded or may be likely to yield information important in prehistory or history."*

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may pose a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 (Public Resources Code), or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 are presumed to be historically or culturally significant for this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

1.3.2 Excerpts from the California Environmental Quality Act:

CEQA Section 21084.1 of the Public Resource Code requires potential effects on archaeological resources be considered as part of a project's environmental analysis when evaluating defined or eligible historical resources.

1.3.3 Applications of criteria for defining significance per the California Environmental Quality Act:

Analyses, research of prior historical assessments, and site observations have been made as part of developing this Historical Assessment Report.

In consideration of the existing accessory structures, hardscape, and landscape, and later additions to the structure and to the site as reviewed for this Report, it is considered that the architectural features, significance, and characteristics of the original accessory structures, hardscape, and landscape *do* warrant consideration of eligibility as a historical resource under National Register Criterion C and at the Statewide level of significance. The residential structure and immediate site context was not evaluated for significance under Criterion B because it was not sufficiently:

- *(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- *(B) Is associated with the lives of persons important in our past.*

While the storied film producer Samuel Goldwyn, his wife Frances, and their family resided here beginning in 1934 and maintained the property for over eight decades, the accessory structures, hardscape, and landscape (evaluated individually below), do not in themselves invoke a direct association with Mr. Goldwyn and his fabled movie career, as a studio might.

In consideration of the accessory structures, hardscape, and landscape as reviewed for this Memo, it is found that their architectural features, significance and characteristics *do* warrant consideration of eligibility as a historical resource under National Register (C) and at the Statewide level of significance as follows:

- *(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;*

The primary significance of the property is based on the property's architecture designed by Master Architect Douglas Honnold FAIA, who was an expert not only in proficient renditions of period revival styles of residential architecture but later became one of the innovators of "Googie" architecture with architect John Lautner. Alone or with partner John Rex, forming the well-known Los Angeles firm of Honnold and Rex, Honnold also later designed major Modern commercial and civic. Furthermore, his assisting architect on the subject property was George Vernon Russell FAIA, who after an early career designing movie sets became another noted architect in his own right.

Following the construction of the subject property, permitted June 28, 1934, the permit record speaks to a rapid erection of the accessory structures, which all bear a clear relationship to and continuity with the character-defining features and strategies that Honnold employed for the residence. Notably, while a specific permit for the pool and cabaña was not located in City of Beverly Hills records, the house permit was re-valued twice, suggesting that the pool and cabaña construction were responsible for these unremarked increases in values totaling \$3,700 at the height of the Great Depression.¹ Notably,

¹ See permit records 12696 and 12722, City of Beverly Hills.

given Goldwyn's well-known practice of tennis, swimming, walking, and general physical fitness, the tennis court was the first accessory structure to be permitted, on Oct. 10. A tool house permit followed, issued on December 12, with a valuation of \$250. Both of these structures retain exceptional integrity with features directly related to Honnold's design of the house, as does the existing perimeter and other hardscape features discussed below further developed in this Historical Assessment Report.

Due to prior development at the site and context, it was considered unlikely to present significant archeological information. The structure and immediate site context was not evaluated for significance because it:

- *(D) Has yielded or may be likely to yield information important in prehistory or history.*

1.3.4 Conclusion of Criterion (C) non-contributor assessments:

From the research and documentation that will be presented in this Historical Assessment Report, modifications and additions to the original residential structure after the original construction and the defined period of significance, 1934 – 1982, when significant site alterations began to occur, are recommended as insufficient to warrant consideration of eligibility on their own merit as historical resources under Criterion (C). This Historical Assessment Report concludes that later additions dating after 1982 (most occurring to the hardscape, and non-conforming but reversible changes to the pool area and the cabaña,) are non-contributors to the original 1934 property, specifically the accessory structures, hardscape, and landscape.

These modifications as documented in the existing conditions summary of Section 4 in this Historical Assessment Report do not necessarily detract from a potential designation of the structure as a local historical resource, or affect eligibility for statewide landmark listing, or as a contributing structure to any potential local historic district.

- *(C) Embod(ied) the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

It is considered that the accessory structures and original hardscape *do* meet this Criterion in representing the work of an important creative individual and in possessing high artistic values.

Refer to an elaboration of existing architectural features in Section 4 of this Assessment.

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L&L | HA photodocumentation, May 2016; "Realtor Aerial"
Overall view of site context, east at bottom of image, south at left in the direction of the pool and Cabaña.

▪ **1.4** Summary of City of Beverly Hills Ordinance 10-3-3212; Article 32

10-3-3212: LANDMARK DESIGNATION CRITERIA:

An eligible property may be nominated and designated as a landmark if it satisfies the requirements set forth below.

A. A landmark must satisfy all of the following requirements:

1. It is at least forty five (45) years of age, or is a property of extraordinary significance;
2. It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;
3. It retains substantial integrity from its period of significance; and
4. 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.

NOTE: Property appears to comply with at minimum Nos. 1, 2, 3, and 4.

B. In addition to the requirements set forth in subsection A of this section, a landmark must satisfy at least one of the following requirements:

1. It is listed on the national register of historic places;
2. It is an exceptional work by a master architect;
3. It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this subsection B3, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous;
4. It is an exceptional property that was owned and occupied by a person of great local prominence;
5. It is an iconic property; or
6. The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property. (Ord. 15-O-2682, eff. 11-19-2015)

NOTE: Property appears to comply with at minimum Nos. 4 and 5. Given the definition of "Momentous" provided, No. 3 would not comply (nor it appears would any structure.)

As is apparent, the City of Beverly Hills criteria language parallels fairly closely the state's criteria.

A summary of the applicability of the criteria to this property follows. The property IS:

- identified with important events in the main currents of national, state, or local history;
- directly exemplifies or manifests significant contributions;
- directly associated with the lives of Significant Persons important to national, state, City or local history;
- an exceptional example of the revival style of the structure that is prevalent in the City and region;
- possess high artistic or aesthetic values;
- represent a notable work of a person included on the City's List of Master Architects, in this case Douglas Honnold FAIA.
- *yield or has the potential to yield, information important in the prehistory or history of the Nation, State, City, or community.*

The property is not likely to yield archaeological evidence. The accessory structures and hardscape at 1200 Laurel Lane also do potentially:

- demonstrate a distinctive construction character or method
- embody the distinctive characteristics of a style (primarily a hybrid of Modern, American Colonial Revival, and eclectic), type, period, or method of construction,;

The criteria in Item B that the proposed landmark retains "*integrity of location, design, setting, material, workmanship, and association*" will be further developed in this Historical Assessment Report. It will be concluded in this memo that the tennis court, the tool house/guardhouse, and some aspects of the hardscape retain high degrees of integrity, and that the pool cabaña, while renovated in 1986, does still maintain sufficient integrity.

The criteria in Item C that the Accessory Structures and portions of the hardscape features represent "*significant architectural value to the community*" will be concluded in this Report that these elements do have such value.

The following sections document the details qualifying these conclusions.

2 PRIOR DOCUMENTATIONS

Summary of previous Historical Assessments and coordinated recommendations for defined Period of Significance Evaluation of historical resources

■ 2.1 Prior Documentations and Historical Assessments

2.1.1 Summary of Recommendations from Prior Assessments:

As is evident from the research performed in developing this Historical Assessment Report, the City of Beverly Hills had previously conducted cultural historical landmark significance by several historian reviews. Johnson Heumann Research Associates, in 1985 -October 1986, and PCR Services Corporation in June 2004 performed city-wide historic resources surveys.

The 1985- 1986 Beverly Hills Historic Resources Survey Report lists this property as POTENTIALLY eligible for designation as a City landmark. The 1985 – 1986 Survey designated the property as “4.”² The 1985 – 1986 Survey also notes the house and its architect as being one of many in Beverly Hills designed for the movie elite.³ This Survey also mentions the collaboration of Honnold and Russell on Beverly Hills projects, specifically 121 S. Beverly Drive, in this case again a synthesis of two styles, here Classical Revival and Moderne.⁴ The 2004 Historic Resources Survey Report notes that 1200 Laurel Lane could not be evaluated because it was not visible from a public right-of-way.⁵

An important aspect of National Register review definition is the concept of “integrity,” specifically, “integrity” of “location, design, setting, materials, workmanship, feeling, and association.” Considerations of these factors have been made in the evaluation of the buildings and site context.

² The property is listed on page 110. National Register of Historic Places Evaluation Status 4 states that a property: “may become eligible for individual listing when: a) more historical or architectural research is performed b) the property is restored to an earlier appearance c) more significant examples of the property’s architectural style are demolished; or d) the property becomes old enough to meet the Register’s 50-year requirement.

³ Beverly Hills Historic Resources Survey 1985 – 1986, 45.

⁴ Ibid, 61, 72.

⁵ 2004 Survey, 27.

▪ **2.2** Recommendations for defining the period of significance:

2.2.1 Definition:

The period of significance is defined as the span of time during which a site or property attained the significance for which the resource meets the criteria used for National Register evaluation. National Register criteria do not differ significantly from the California Register.

A recommendation of this Assessment Report is that the significant period for this site and structure is best defined as commencing with the 1934 date of original construction, and continuing until the 1982 date when substantial alterations were made to the entrance motor court and expansion of the property at the northwest corner. During this permitted work (No. 820210) original motor courtyard site walls were removed and altered, and the entrance paving areas modified. Following this permit two additional construction activities commenced: alterations to the pool cabaña and the swimming pool area in 1986, and the removal of asphalt paving in the motor courts and replacing with concrete in 1989. These modifications are assessed as non-contributing to the significance of the property, while not substantial enough to compromise the remaining integrity of the complex of structures or of the site for eligibility.

2.2.2 Background site history and development of Significance:

The surrounding residential properties in Beverly Hills became increasingly built up throughout the decade of the 1920's. At the start of the decade, plots were largely undeveloped; by the end of the decade plots were largely filled. Review of Sanborn Fire Insurance Maps indicate that at the beginning of the roughly ten-year period before construction began on site, Laurel Way was still a short, dead-end road and Laurel Lane did not yet exist. Development of residential infrastructure and construction of residences continued in the area throughout the pre-World War Two era.

As is well-documented in the previous City-wide historical resource surveys, the predominate stylistic character of the residential construction were eclectic revival styles.

2.2.3 Summary of review and comments:

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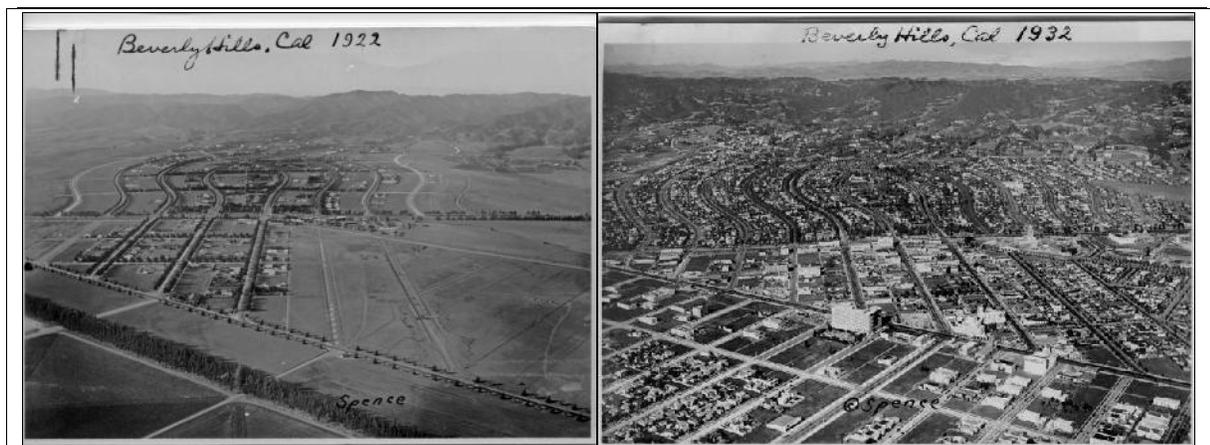
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Conforming to historical assessments, it is recommended to consider the date of 1934 as the beginning of the period of significance. This represents the initial permit and construction of the residential structure and various accessory structures. For the purposes of this Historical Assessment Report, the period of significance would continue from the date of the original design and construction of 1934 through to 1982, when alterations to the site sufficiently compromised the context.

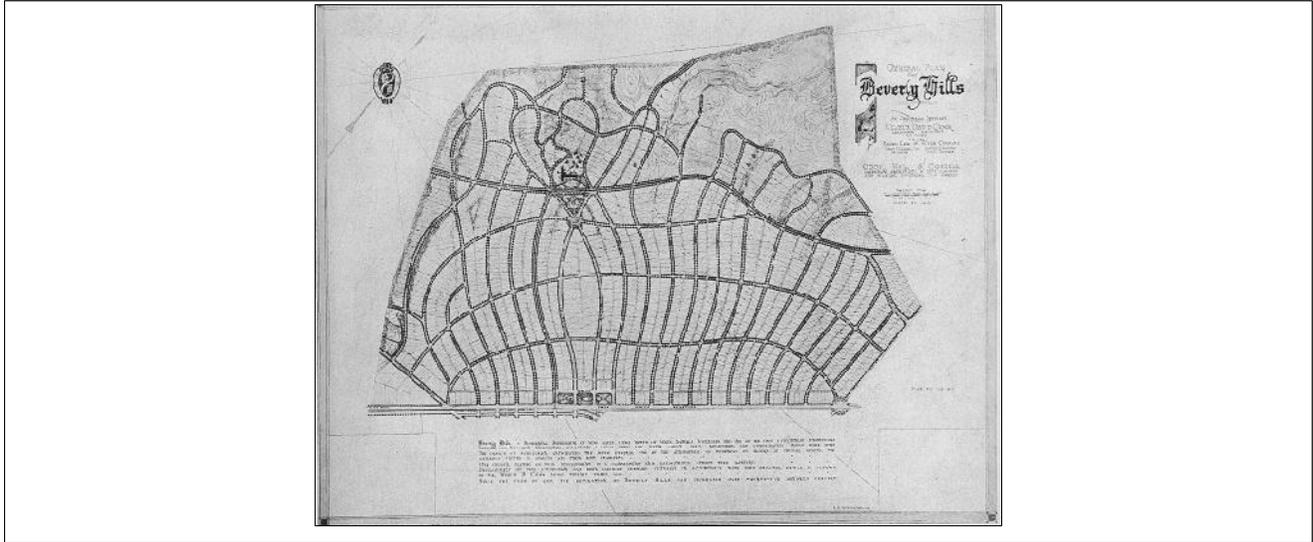
Part of this Report's period of significance rationale is based on the City of Beverly Hills' list of architects considered "Master Architects." While Douglas Honnold is rightly noted as a "Master", and is associated with the construction of the primary residence structure and associated accessory structures, the 1982 permitted work and following construction actions on site were performed by individuals who do not appear on the list (referencing the current issue dated 13 January 2016.)

This Report's assessment represents a conservative approach, recommended here as it allows for the greatest inclusiveness of the built environment to review most of the later additions. Were a cut-off date used that defined the significant period as ending at an earlier date, there could be questions of judgment.

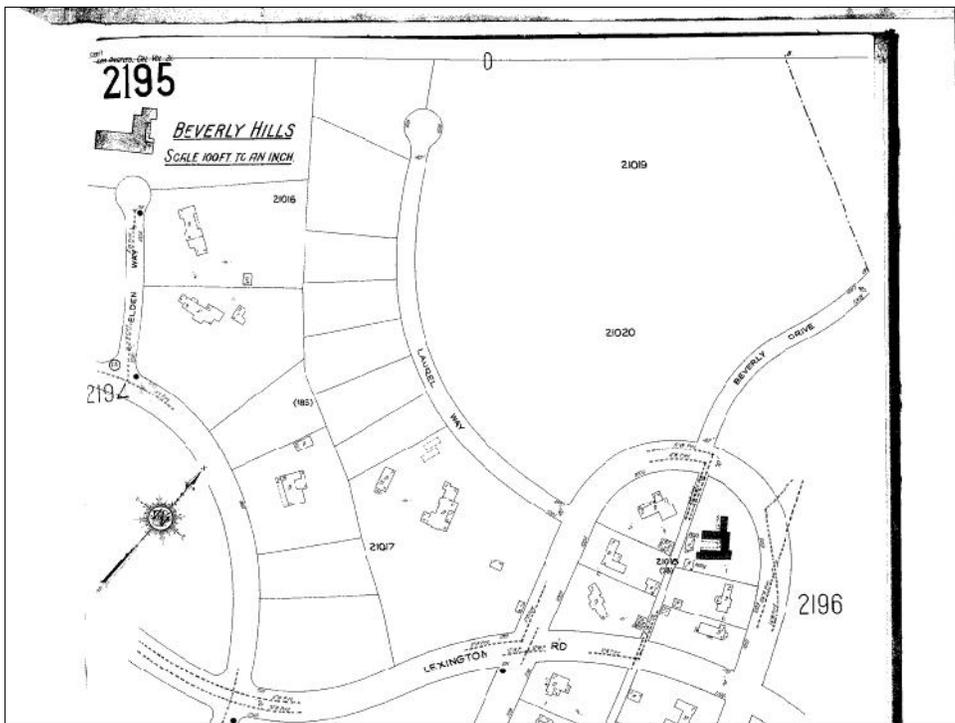


L&L | HA photodocumentation, May 2016 research photograph; source Beverly Hills Public Library
Aerial view of site context, 1922 and 1932.

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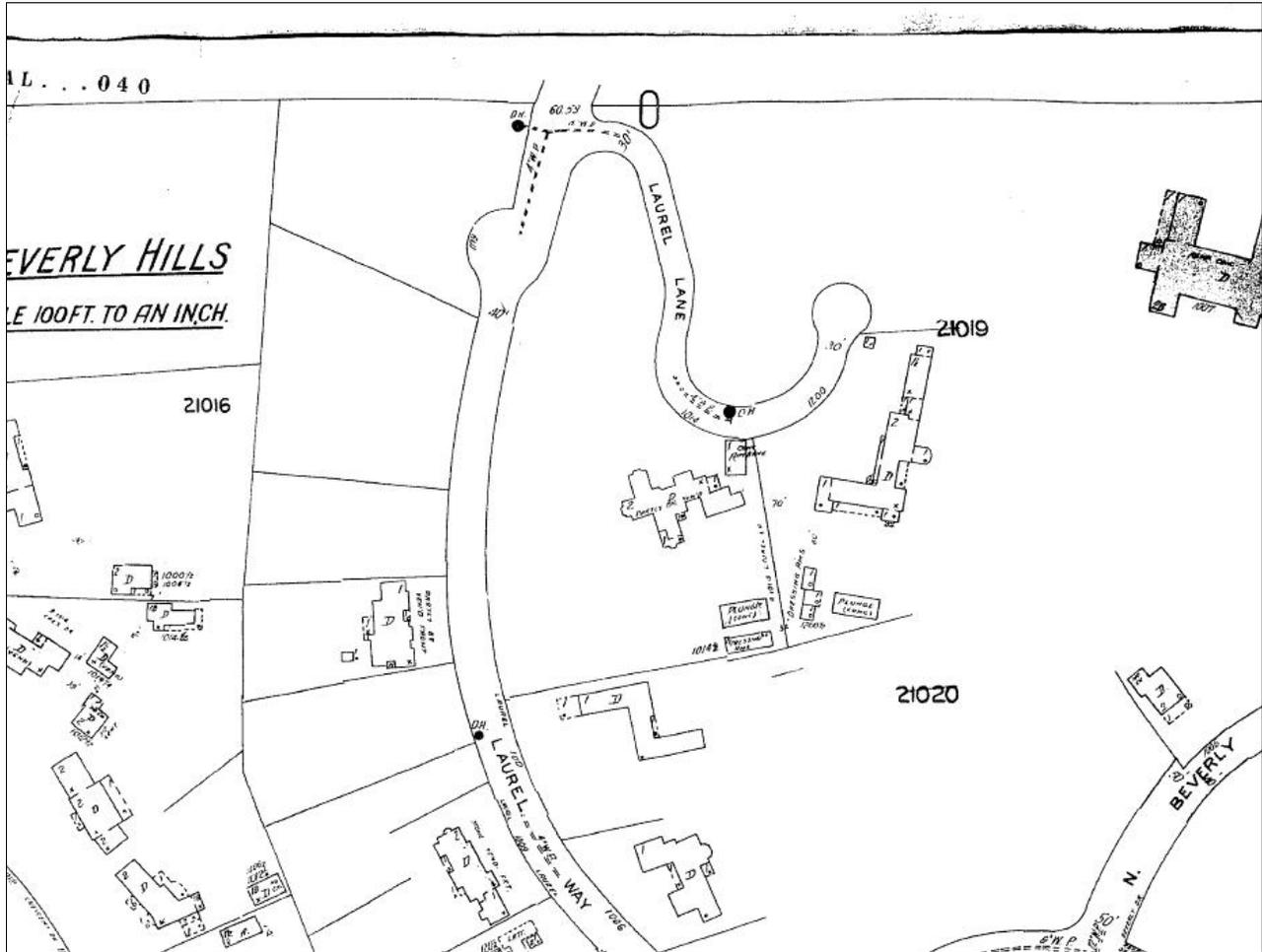


City General Plan, 1914 from City of Beverly Hills Public Library, Archives Division. Laurel Lane is here a dead end street at the top of this map.



L&L | HA photodocumentation, May 2016 research, Plan view of site context, source Los Angeles Public Library, Sanborn Map collection, Los Angeles +1906-April 1950; Sanborn Volume 21 Sheet index 2195.
Note Laurel Way terminates shortly west of North Beverly Drive at this first Sanborn mapping of the area, estimated at 1924.

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L&L | HA photodocumentation, May 2016 research, Plan view of site context, source Los Angeles Public Library, Sanborn Map collection, Los Angeles +1906-January 1951; Sanborn Volume 21 Sheet index 2195. Estimated date is prior to 1951. Note Laurel Way at this date continues west of North Beverly Drive and shows Laurel Lane in its present configuration. Present on the property is shown the Residence, the tool shed, and the Cabaña structure (called out as "Dressing Rooms" with a "Concrete Plunge" noted to the east. A particular organization of the built forms may be inferred by the organization of the rectangular shapes that suggest a completion of a larger image to the south of the primary residence. Site walls and the tennis court structure are notably absent, as Sanborn mapping typically excluded such features.

3 HISTORICAL DEVELOPMENT

Chronological Summary of development on site; Evaluation of historical resources

▪ 3.1 Architect of the primary construction and development on this site:

City of Beverly Hills Building Department Permit records document the architect of the original house and garage accessory structure: Douglas Honnold. Honnold is listed as a "Master Architect" as defined by the City of Beverly Hills.

The distinguished career of Master Architect Douglas Honnold FAIA (1901 – 1974) spanned expertise in revival styles for lavish villas, to well-executed Modern skyscrapers. Before establishing his own practice, he worked for noted firms and architects of the period including Witmer and Watson Architects, Los Angeles, 1923-1924; George Washington Smith, Santa Barbara, 1924-1926; and John Parkinson, Los Angeles, 1927, before establishing his own practice in 1929 in Los Angeles. In 1952, he and John Leon Rex formed a partnership, known as Honnold and Rex, later expanded in 1964 to Honnold, (Piercy) Reibsamen, and Rex. Attending Cornell University and the UC Berkeley from 1920 to 1923, he received a solid, if conventional, architectural education in various historic architectural revival styles. Honnold became a Fellow of the AIA in 1957 and was a registered architect in Arizona, California, and Nevada.

Fueled by Hollywood greats, Honnold's practice flourished during the Depression. He designed for writers and executives, including villas for Dolores Del Rio and Cedric Gibbons Residence (designed with Gibbons) in Santa Monica Canyon; an estate on Sunset Boulevard for Billy Wilkerson's estate as well as the Sunset Plaza development (with Charles Selkirk); the Stars' Dressing Room Building and the legendary Stage 8 at Twentieth Century Fox, (the "Will Rogers" Memorial Stage). Of concern to this Report, Honnold designed the Anatole Litvak house on the Pacific Coast Highway with noted architect George Vernon Russell, 1905 – 1989.⁶

⁶ Steve Vaught, "A Sophisticated Georgian Manor in the Hills of Bel-Air," 2012,

Paradise Leased, <https://paradiseleased.wordpress.com/2012/05/04/a-sophisticated-georgian-manor-in-the-hills-of-bel-air/>

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Russell served as Honnold's associate-assistant on the subject property, the Goldwyn Residence, and became a Master Architect in his own right. As noted in Russell's obituary,

"In a career that spanned five decades, Russell's credits ranged from such World War II projects as Eisenhower's posh two-unit rolling headquarters and air bases in Ireland and England to the 1976 three-story, 56,000-square-foot addition to the Los Angeles County Museum of Natural History in Exposition Park ... In intervening years he won awards for excellence at the 1953 Berlin Trade Fair for the design of the Republic Supply Co. building in San Leandro, was named president in 1958 of the Southern California Chapter of American Institute of Architects, and that same year captured the national Church Architectural Guild of America's first prize for a chapel he designed at Cate School in Carpentaria."⁷

Contemporary accounts document Mrs. Frances Goldwyn's apparently familiarity with set designers, harnessing them to work on the Goldwyn Residence. While his direct involvement could not be determined, Russell's early years as a set designer in Hollywood would have made him a welcome addition to the work at 1200 Laurel Lane. Honnold's design for the residence is well documented in a partially complete set of working drawings dated 05 June 1934. These drawings include exterior and interior details, and closely resemble the built form. Honnold's design draws on elements from Georgian, American Colonial Revival, Regency Revival styles, and also recalls a "stripped neoclassicism" associated with many public and private buildings designed in the pre-war decade.

As did Honnold, in subsequent decades Russell produced high Modern designs. A glass and redwood post-and-beam house Russell designed in Pasadena in 1960 was featured in the iconic *Arts and Architecture* magazine in October 1960. The L-shaped, flat-roofed house is partially cantilevered above its hilly site. Notably, and as observed of the subject property, Russell employed common brick for pavers, hardscape, and walls.

Honnold's own practice continued to thrive. In addition to his residential work for Hollywood's elite, primarily characterized by Revival styles, his larger partnerships designed buildings of all types, from small studio sound stages to libraries, schools, banks, and hospitals. However, Honnold "may be best remembered today for what must have at the time been rather modest commissions, the 'Googie' style restaurant designs he did during his brief partnership with [famed architect John] Lautner in the late 1940's as well as the much-mourned Tiny Naylor's Drive-In that he designed with partner Rex in 1950 [demolished, it stood at the corner of Sunset Boulevard and La Brea Avenues.]"⁸

Honnold's later work includes the William Morris office building, 1955, the Piness Medical Building,

⁷Los Angeles Times, March 28, 1989.

⁸Vaught, Ibid.

Beverly Hills, 1955, and the much-praised Linder Plaza, Los Angeles, 1974, a designated Historic-Cultural Monument of the City of Los Angeles. A president of the American Institute of Architects, Southern California Chapter (AIA SCC), in 1956, Honnold earned an Honor Award in 1947 for the Embassy and Beverly Hills Club, 1947. The Sunset-Vine Tower, 1964, a 22-story tall International Style structure designed by Honnold with his long-term partner John Rex, earned many awards from organizations including the AIA SCC; the City of Los Angeles; and the American Institute of Steel Construction. Honnold and Rex were the construction architects for the Los Angeles Hall of Records, 1962, designed by Richard Neutra and Robert Alexander as Neutra and Alexander.

He was also well-respected as a teacher. Honnold's tenures included the Art Center College of Design, Pasadena, CA, from 1948-1949; he served as a visiting critic at Berkley and the University of Southern California, Los Angeles, CA, from 1953 to 1961.

Following is a summary of the building history and context history sections of the prior history assessment reports. These narratives have been arranged as a chronological timeline that illustrates the social history by use of City Directory records research in the Beverly Hills Public Library.

3.1.1

Chronologic timeline history of site, with Building Permit summary:

Permit History, 1200 Laurel Lane

Primary Residential Structure, Accessory Structures, Hardscape, and Key Landscape Components

2 January 1914:

Incorporation of the City of Beverly Hills.

20 June 1934, 28 June 1934: Permit No. 12696

The first building permit for the two-story house on 1200 Laurel Lane's two-acre lot states owner Samuel Goldwyn's address solely as "United Artists Studios." The architect listed is Douglas Honnold; Frank A. Hellenthal was the contractor. The valuation of the work was listed at \$41,200.

16 July 1934: Permit No. 12722

A second permit in July added \$2,000 to the original estimate.

10 October 1934: Permit No. 12863

The tennis court soon followed, valued at \$6,400. The permit states "reinforced concrete substructure [with] lattice and wire above" with a tallest height of 22 feet. The owner is listed as Mrs. Samuel Goldwyn.

Exhibiting virtually all original character-defining features, the extant tennis court retains a very high degree of integrity.

12 December 1934: Permit No. 12978

A "tool house" was permitted with a valuation of \$250. Brick is exposed on both interior and exterior surfaces. This presumably is the small, square brick structure with a hipped roof clad in asphalt shingles located at the northwest corner of the property.

Exhibiting virtually all original character-defining features, the extant tool house retains a very high degree of integrity.

4 August 1975: Permit No. 750721

A permit issued for two bases for area light standards for the tennis courts was valued at \$2,000. The owner is listed as Samuel Goldwyn and the contractor as J.H. Bryant, Jr.

5 March 1982: Permit No. 820210

A permit was issued for the "extension of existing wall" although the location of the wall is not indicated. Drawings on file show this was an addition to the existing perimeter wall, consequent to an addition of a small site area to the Goldwyn's property. The Landscape Architect was listed as Warren Waltz, who documented on the site plan hardscape walkways; these show the extent of what walkways were present at the proposed end date of the period of significance. Valued at \$5,500, Bruce Campbell is listed as the contractor and the Goldwyns as the owners.

31 May 1985: Permit No. 850776

A permit was issued for "solar system for existing swimming pool." The Goldwyns are listed as the owners.

19 February 1986: Permit No. 860236

Valued at \$50,000, a permit issued for "pool house renovation (interior work)" was granted. The Goldwyns are listed as the owners and the architecture firm listed is Prats/Coffee Inc. Drawings are available for this permit which include demolition and new construction plans.

27 March 1986: Permit No. 860441

A "gunite spa" (lightweight sprayed-on concrete) valued at \$6,000 was permitted.

14 February 1989: Permit No. 89000697

A permit was issued for "repaving existing paved areas. Remove asphalt and replace with paved concrete." Mr. & Mrs. Goldwyn are listed as the owners and the architecture firm again is listed as Prats/Coffee Inc.

Other permits exist but were not included in this list of site and accessory structures as they were related to the main residence and garage structure, including at times interior remodeling

All Applicants must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed
 JUN 20 1934

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS.....

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS: Application is made to the Council of the City of Beverly Hills, through the office of the Chief Inspector of Building, for a permit in accordance with the description and for the purpose mentioned on file. This application is made subject to the following conditions, which shall be deemed conditions attaching to the exercise of the permit:

1. That the permit does not grant any right of occupancy in any building or other structure herein described, or any portion thereof, unless any other public claim or private license.

2. That the permit does not grant any right of occupancy in any building or other structure herein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

3. That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 3 Block 10107 Tract 29,400
 (Description of Job) 10107 10107
 41200

No. 1200 Laurel Lane, Beverly Hills, Calif. Street

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwell. No. of Rooms 10 No. of Families 1
- Owner's Name Samuel Gerardo Phone _____
- Owner's Address United Artists Studio
- Architect's Name Douglas Hagnall Phone Ph. 8228
- Contractor's Name Frank J. Martindale Phone 242,3074
- Contractor's Address 711 1629 St. Santa Monica 242,300

7. VARIATION OF PROPOSED BLDG. (Including Plumbing, Gas Fitting, Sewer, Masonry, Elevation, Painting, etc.) SEE PERMIT DRAFT

- Is there any existing building on lot? no How used? _____
- Clear Height of Ceiling: Bath, Toilet 8'0" Living Rooms 11' Halls 11' Cellars 7' (State level)
- Number of Stories 2 Height in Highest Point 30'
- Size of Lot 30x60 Area of Lot _____ Per Cent of Area Covered by All Buildings _____ (Fill out item 8 on No. 11 in case of Courts, Apartments, Hotels only)
- Set Back from Property Line (Including balconies, steps, awnings) (Front _____ Rear _____ Side _____) (Showings, steps, etc.)
- Foundation Material concrete Footing Width 15" Depth Below Natural Ground 15"
- Height of Foundation Above Finished Grade 12" Wall Width 24" Mud Sills 3"
- Joint Clearance from Ground 4" Girders 2" x 6" Posts Under Girders _____
- Chimney Material Br. No. of Inlets to Flue 1 Sides Flues 24" Thickness of Chimney Wall 9"
- Material of Exterior Walls Br. Material of Interior Construction plaster
- Will all Provisions of State Dwelling House Act be complied with? Yes
- EXTERIOR Sills 2" x 6" INTERIOR BEARING Studs 2" x 4" Interior Non Bearing Studs 2" x 4" Ceiling Joists 2" x 6" Roof Rafters 2" x 4" FIRST FLOOR JOISTS 3" x 6" Second Floor Joists 2" x 6" Roof Material shingles
- Location of Plumbing Cleanouts _____ Depth of Sewer "Y" _____ Sewer Length _____ Fall per ft. _____

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

(Sign Here) Samuel Gerardo
 (Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>12696</u>	Plans & Specifications checked Application checked and correct and found to conform to Ordinance, State Law, etc.	Stamp here when permit is issued
Ins. Examined <u>7/7</u>	Clerk <u>WJ 92 102</u>	

Burnell
 Superintendent of Buildings

L&L | HA photodocumentation, May 2016; permit research; original (20 June 1934 application, 28 June 1934 issued) permit for construction of residence.

4 EXISTING CONDITIONS/ ARCHITECTURAL SUMMARY

Existing Architectural Summary and Associated Site Conditions

4.1 Summary of Existing Architectural Elements:

Scope of work for this Historic Assessment Report includes accessory structures, site hardscape and landscape features.

The existing tennis court, tool/guardhouse, and original hardscape are all components that represent original historic fabric of the property and maintain the appearance of the original construction. Likewise, the modifications to the Pool Cabaña, many of which can be considered reversible, have not compromised its overall original appearance. Thus, these elements justify consideration for eligibility. It is the recommendation of this Historical Assessment Report that alterations to the original 1934 accessory structures and hardscape constructed after the original construction and the proposed end of the period of significance in 1982 do not justify consideration for eligibility on their own merit.

By contrast, the landscaping was not permitted and no evidence was found linking Master Architect Douglas Honnold or to any landscape architect for the design of the landscape. While not significant, the overall quality and feeling of the property, which includes many plants and trees popular in the 1930s and '40s, speaks to the same eclectic synthesis and layering of styles seen in Honnold's design of the house: "Comfortably Eclectic."

Of special note is the large eucalyptus tree, already growing when the Goldwyn family began their building; it was a tree much favored by Mrs. Goldwyn and it is the recommendation that this tree, as well as the Canary pines along Laurel Lane, be retained.



L&L | HA photodocumentation, May 2016; site recordation photographs; Overall view of roof façade from the south upper level terrace façade; espaliered landscaping at pool wall and repeated details from primary residence to accessory structures.

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L&L | HA photodocumentation, May 2016; site recordation photograph;
Detail view of exterior east façade of Pool Cabana and landscaping context

- **4.2** Summary of Existing Accessory Structure Elements:

Refer to attached Inventory.

Existing architectural design and material characteristics of the exterior of the primary residence that are related to the accessory structures and hardscape include:

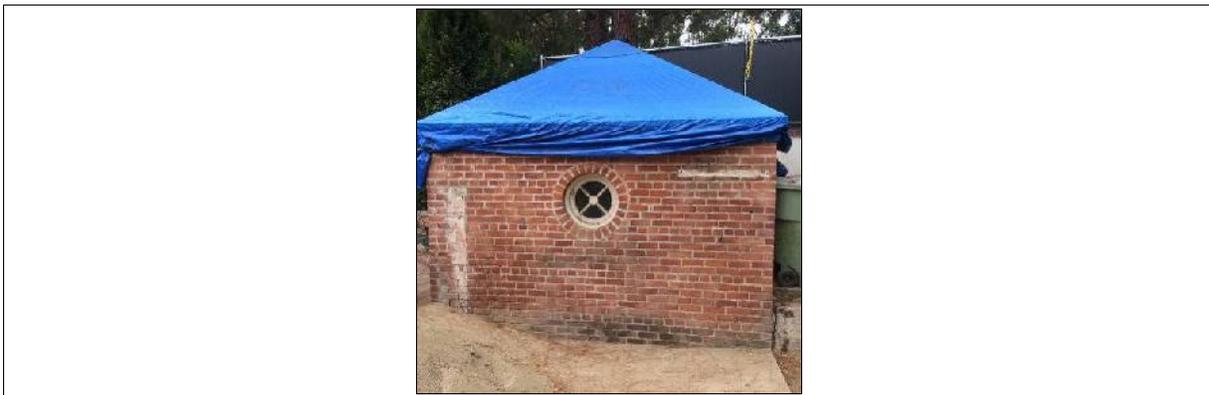
The use of diagonal members as a design motif, seen in the wood surround of the lattice elements at entrances. This strategy is apparent throughout the property at many scales, including the exterior decorative wood fencing at the top of the perimeter walls and the diagonal lattice work seen at the south entrance to the library, the open lattice roof shading the east terrace, and the perimeter fencing details of the tennis court. These are important character-defining features.

The use of roundels, rendered both in wood and in precast concrete form. These can be seen ornamenting the exterior of the house; on both west and east elevations of the tool/guardhouse as circular windows; and on the pool cabaña.

Spherical ornamental features at the roof lines capping architectural terminations.

Simple plaster or wood trim detailing at the roof eaves, projecting faux roof brackets; projected window trim surrounds, and round columns flanking recessed entrances.

Circular steel or cast iron posts at south porch columns with decorative necking and trim detail.



L&L | HA photodocumentation, May 2016; site recordation photograph; Detail view of east façade Tool House. Note remnant of site wall at left side of House.

▪ **4.3** Summary of Existing Site Hardscape Elements:

Refer to attached Inventory.



L&L | HA photodocumentation, May 2016; site recordation photograph; Detail view of cast concrete site containment walls and associated stairways, east facing terraced slope, view south. The brick bordered walkway dates post-1982 period of significance.

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▪ **4.4** Summary of Existing Site Landscape Elements:

Refer to attached Inventory.



L&L | HA photodocumentation, May 2016; site recordation photograph; view of Frances Goldwyn's favorite Eucalyptus tree. Circumference is measured at over 19 feet at the base.

▪ **4.5** Preliminary Conclusions and Recommendations:

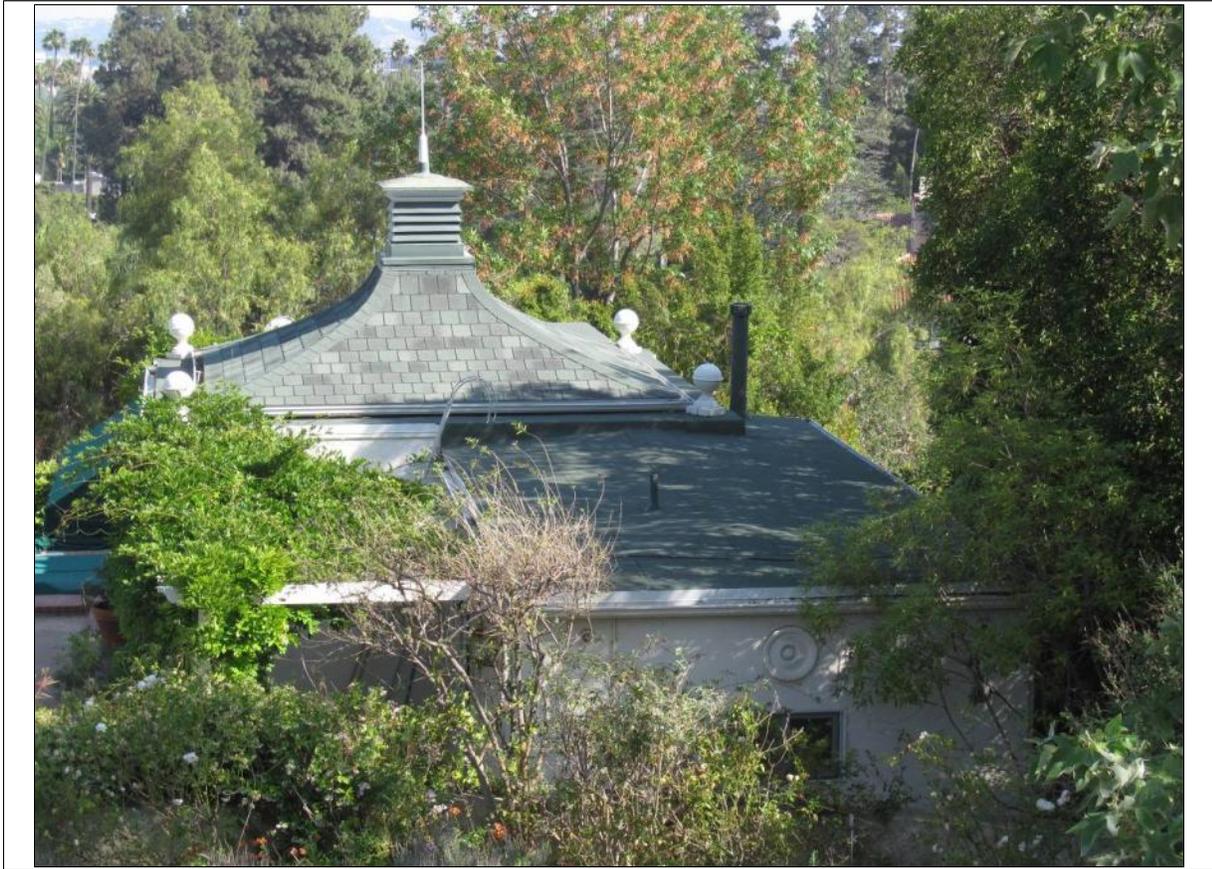
It is asserted that the later alterations to the accessory structures have no impact on historical significance and eligibility. The original construction of the house and garage structure were permit No. 12696, dated 20 June 1934. There is a permit issued for unspecified added valuations to the original permit. We believe the \$2,000 added valuation stated in permit No. 12722 dated 16 July 1934 is associated with the Pool Cabaña.

The site accessory structures derive many construction details and ornamentation from the main residence. These range from the board-formed concrete foundation walls to the finials shown in the Honnold architectural drawing set, still extant at the Pool Cabaña structure. This Assessment Report contends that this collection of Accessory Structures represents a complex of designs by Master Architect Douglas Honnold. These retain sufficient integrity to warrant eligibility for landmark designation.

For the purposes of this Historical Assessment Report a period of significance for the site hardscape and accessory structures continues from the date of the original design and construction of 1934 through 1982. The latter date reflects a landscape and hardscape modification at the west motor courtyards. This analysis has been incorporated into this Report which finds these elements definable as “Non-Contributors” to the significance of the original construction.

None of the multiple later modifications after 1982 have an architect or a landscape architect identified who is an individual defined by the City of Beverly Hills as a "Master" on the current list. None of these later alterations or additions are considered to have gained significance on their own merit.

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L&L | HA photodocumentation, May 2016 site recordation photograph; Overall view of north Pool Cabaña exterior façade; note features present that are repeated on the primary residence: spherical ornaments, sloped roof and lowered penthouse with a spire finial, and a roundel above a window opening.

▪ **4.6** Character-defining Features and Preliminary Recommendations:

Design detailing of the exterior, and especially at the primary interior spaces represents an above-average stylistic sophistication typical of the work of master architect Douglas Honnold. This sophistication is also present in the site accessory structures, which all bear a relationship to and continuity with the character-defining features and details that Honnold employed for the primary residence.

Some character-defining features also represent a method of construction. These include board-formed concrete foundations and footings, wood wall and floor structural framing, cement plaster medium sand finish stucco exterior wall surfacing, precast concrete and shaped wood features and low-profile roofs were repeated throughout the construction of different features on the site.

Character-defining features that embody the design and detailing prowess of Douglas Honnold and George Vernon Russell are evident in the set of construction drawings for the primary residence that bears Honnold's name. Many decorative features detailed on the drawings for the residence are repeated in concept or detailing strategy of the different accessory structures and site hardscape features on the property. These include wood trellises with diagonal lath strips, decorative fencing crowning exterior perimeter site walls, roundels and sweeping pitched roof features with finials.

It is asserted that the later alterations or additions to the accessory structures and various site constructions do not represent a loss of integrity in material or detail that could be defined as irreversible.

Character-defining features are essential for the conveyance of original material integrity and significance of the property's architectural detail. Summarizing the thematic types of repairs, rehabilitations, restoration and reconstruction necessary for maintaining material integrity are these following examples:

Reconstruction:

It is recommended that the original decorative wood fencing that is no longer extant at the top of the southwest courtyard wall be reconstructed, using the remaining perimeter site wall for documentation of material size, spacing and detail.

Restoration:

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It is recommended that the later metal replacement windows at the Pool Cabaña structure (north and west elevations) be replaced with similar functioning wood windows present in the primary residence. The existing windows do not match the eight-over-eight double hung operating designs shown in the 1985 permit set.

Rehabilitation:

It is recommended that deteriorated wood decorative elements be repaired and restored to their original profile and detail, including lattice panels, wooden finials, round columns and window framing and paneling.

Further Primary Recommendations for architectural features are presented in section 5.2.



L&L | HA photodocumentation, May 2016 site recordation photograph; Overall view of west Tennis Court Viewing Platform exterior façade; note features present that are repeated on the primary residence: overall symmetry, tripartite solid/void/solid organization of building volumes, recessed entrance porch feature, and lattice panels.

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L&L | HA photodocumentation, May 2016; site recordation photograph of Tennis Court viewing enclosure. Detail views of interior face of east façade screen wall and measured detail of gridded screen intersection at opening.

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5 CONCLUSIONS & PRIMARY RECOMMENDATIONS

Evaluation of historical resource and proposed new construction

- **5.1** Summary of a recommended approach:

Historical Assessment and Conclusion Summary:

As stated throughout this Historic Assessment Report and particularly in Section 4, the hardscape and accessory structures to the residential structure have a history of additions and alterations. These are primarily to the site landscaping design altogether. Based on Sanborn Fire Insurance Map documentation, there have been limited alterations to the site context since the 1934-1935 dates of original primary construction.



PANORAMIC VIEW SHOWING THE BEVERLY HILLS HOTEL - PHOTO ABOUT 1918

▪ 5.2 Recommendations:

As previously referenced in this Historic Assessment Report, the preponderance of evidence is that the 1200 Laurel Lane residence has a generally intact design character due primarily to the unusually low turnover of occupants (two families total in nearly a century.) However the individual significance as an example of the work of a City of Beverly Hills-defined "Master Architect"- Douglas Honnold - is open to some interpretation as to the extent of his involvement beyond the original 1934 design, related to subsequent site and accessory structure construction.

In our review of the site hardscape, landscape, and accessory structures, the following assessments of compatibility and related significance are offered:

The Pool Cabaña is believed to represent the added \$2,000 valuation cost stated on the second building permit. This valuation suggests that the extent of work was not incidental, but not extensive either. Based on Sanborn Map information dating from approximately 1950, the Pool Cabaña structure was at that time not very different from that existing at present. A "plunge" swimming pool (as noted on the Sanborn Map) stepped down the south hillside with the use of twelve-inch thick concrete site containment walls is associated with the cabaña that frames the western edge. These concrete walls, much as the similar concrete site walls to the east that terrace the hillside down to the tennis court and viewing platform (or stage) structure, act as organizers of the sloping site. Based on the permit dates and material character of the structures, this Report finds that these structures retain sufficient integrity and character associated with the stylistic provenance of the work of Douglas Honnold as employed at the main residential structure.

Brick site boundary walls along Laurel Lane at the highest elevation of the site, at times crowned with a wooden frame fence structure, form the framework for the approach to the main residence. Along with the small Tool House with its own permit, these structures equally convey the design vocabulary that Douglas Honnold used at the main residence. Along with the photographic evidence and physical appearance of the brick face, it is clear that these site walls were originally painted. A similar light color existing at the main and accessory structures seems likely given the record of historic photographs. These original walls were later sandblasted.

Based on permit dates and material character of the structures, this Report finds these site structures overall retain sufficient integrity and character associated with the stylistic provenance of the work of Douglas Honnold.

Based on available evidence and City of Beverly Hills Preservation Ordinance criteria this complex of structures appears eligible to warrant individual Landmark designation.

RECOMMENDATIONS:

In review of the proposed work of the current project, referencing the Christine London Ltd. set dated 15 April 2016 prepared for Leo Realty; the following assessments of significance and recommendations are offered:

1. Repaint the brick site walls at the street boundary wall and motor courtyards. Similarly, where brick site walls were built after the 1934-1982 period of significance and have not been painted, do not paint these site walls.
2. Reconstruct the wooden fencing along the top of the southern brick site wall where evidence of previous construction exists. This evidence - including a remaining termination post at the western site wall - clearly shows a confluence of the original design.
3. Repair the original wooden fencing remaining at the top of the brick site wall along Laurel Lane. The intermediate vertical posts that now are wooden dowels do not match the original drawings and material evidence observed at the site, and should be replaced to match the original design. Remove the temporary construction fencing and patch affected materials.
4. At the Pool Cabaña structure, two round columns - most probably wood - are noted on the 1985 permit drawings as "to be removed." This removal accommodated the enclosure of the originally open central pavilion. These columns bear a clear precedent relationship at the west facing entrance to the main residence, where two round columns with elaborately decorated capitals flank a recessed portico. Without necessarily affecting the later sliding door and sidelight enclosure of the Pool Cabaña's entrance, it is recommended that these character-defining column features be reconstructed. Limit proposed work on the structure that alters the current and original façade materials.
5. Similarly to the Pool Cabaña, the Tennis Court Viewing Structure with a raised platform at the east side of the tennis court has a solid-void-solid tripartite design, whose central section is a Honnold-designed open frame with an elaborate wood detail. It is recommended to retain this framework without altering it; to address privacy concerns a reversible translucent screen could be added beyond the original façade.
6. A current site design shows a separate new changing room/ shower/ toilet room structure located approximately mid-court at the southern court's east façade. This is not a recommended approach. If still a program requirement, it is recommended to follow an earlier site design where this function is added to the existing storage room at the southern side of the Viewing

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Structure. The existing southern storage area door would presumably be maintained and reused as the entrance, allowing access to the facilities beyond and limiting the impact of the added program on-site. While this location would alter some of this structure's symmetry, constructing an entirely new structure at the mid-court location would be out of character with tennis court design in general and this site context in particular.

7. Remnants of metal rod inserts projecting from the top of a lower terrace wall are evident. This is a terrace near where a proposed fireplace feature is to be located. A wooden base plate that likely supported a trellis or covering of some design is assumed to have been present. Either the inserts should be cut below the finish surface and removed, with a patching repair of the concrete, or a compatible design be created for this feature.

End of Historical Memorandum for the Record

Document Issue date 25 May 2016

Barbara Lamprecht, M. Arch., Ph.D.;
George Taylor Louden AIA, B.S. in Arch, M. Arch.

Lamprecht | Louden | Modern Historical Architecture Historical Architecture Consultants

HISTORICALARCHITECT.COM

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A APPENDICES

A1 Research and Existing conditions details, L&L photographs

A2 Research & References cited

A3 Author's qualifications.

A1 Research Photographs; Existing conditions and details, L&L photographs



L&L | HA photodocumentation, May 2016; site recordation photographs;

Views of existing conditions: detail of exterior entrance site wall (west) façade. Chain link and fabric fencing is a temporary construction security fence. Light fixtures are later period.

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L&L | HA photodocumentation, May 2016; site recordation photograph: detail view of exterior west primary street façade site enclosure wall. These walls are 13" thick, a triple wythe construction.

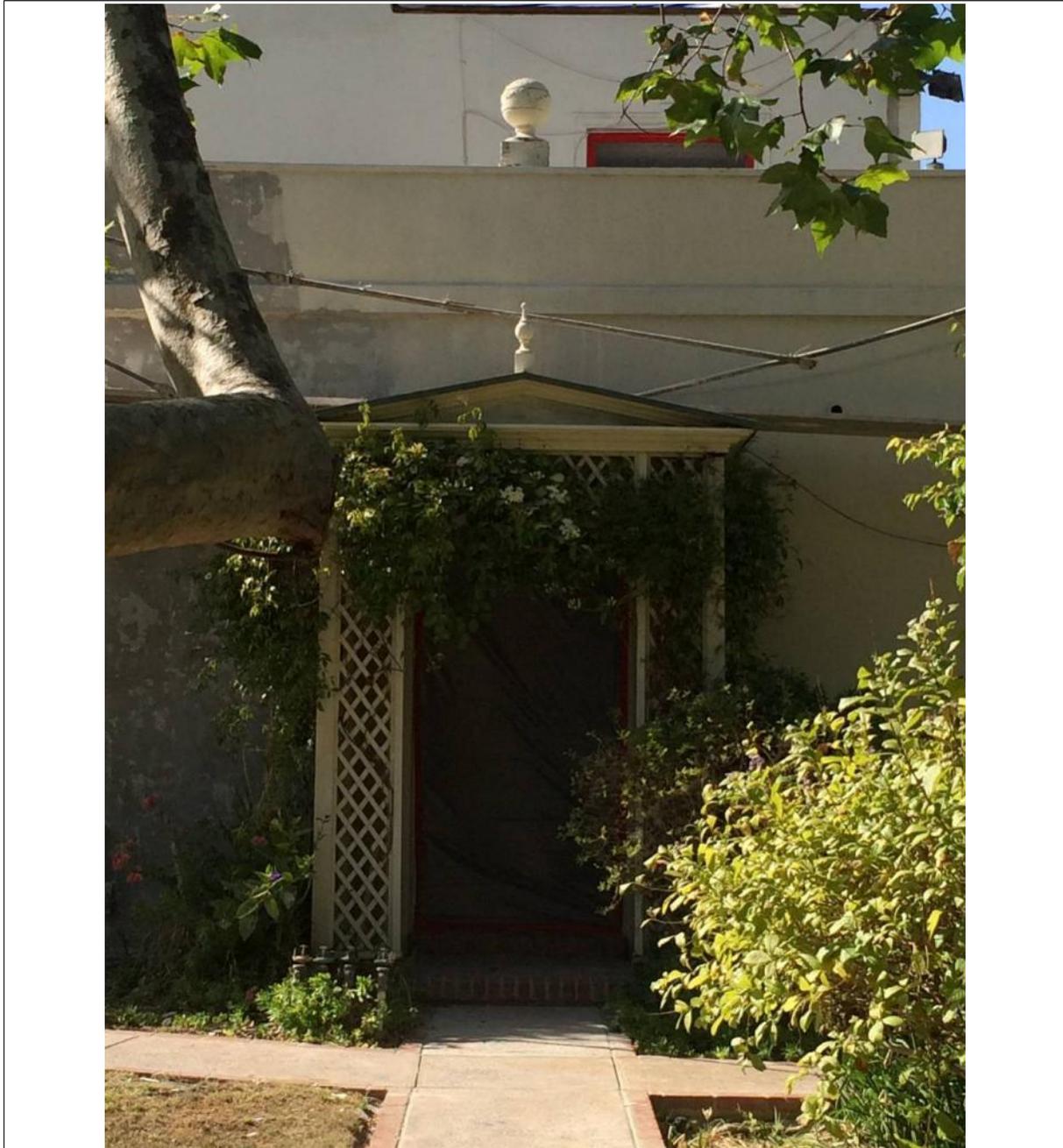
At the right is the original wall which forms the Tool House west façade, with a circular window. The brick coursing is five rows of running bond with one row of a header/ stretcher course. This is consistent with the original brickwork on site.

At the left is the 1982 permitted addition of a site wall to front an addition to the property. This wall is comprised entirely of running bond brickwork. The quarter-circle step down to the original site wall is also not in keeping with the design or the quality of original masonry detailing.



L&L | HA photodocumentation, May 2016; site recordation photographs; Views of existing conditions: detail view of later site wall composed of triple-wythe brick courses, plastered and painted to resemble concrete. Damage from tree roots is evident.

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L&L | HA photodocumentation, May 2016;
Landscape research photograph; Exterior detail of latticed trellis screen at primary residence structure south façade. Note the spear and spherical finials that are repeated decorative trims at accessory structures. The walkway leading from this entrance aligns with the eastern entrance stairs to the pool, behind this viewpoint.

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L&L | HA photodocumentation, May 2016; site recordation photographs; views of existing brick masonry conditions:

At the left is the south entrance gate post with a precast finial. The remnant of a wood post from the fencing originally along the top of the brick site wall is visible to the lower left. Indications of the horizontal framing is noticeable.

At the right is a plan view of the original entrance steps at the service / kitchen porch west elevation entrance. The original brick paving is at the right side; the masonry unit color, crisp edging detail and mortar pointing color is noticeably different from the later brick steps at the left side. Note also the lack of craftsmanship in the added brick step, where there is no mortar joint at the intersection of new and old brick.



L&L | HA photodocumentation, May 2016; site recordation of existing conditions, later salvaged brick paving at south and east terrace.

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L&L | HA photodocumentation, May 2016;

site recordation photographs; View of Canary Pine street trees, exterior west façade site wall, gate with precast finials topping brick masonry piers, and motorcourt.

A2 Research & References cited

A.2.1 Background Research:

- Statement of Significance

A.2.2 Agency Resources:

- Beverly Hills Public Library;
- City of Beverly Hills Records and Archives;
- City of Beverly Hills Planning Division;
- L&L, overall site context reconnaissance and photography May 2016.

A.2.3 Internet Sources:

- City of Beverly Hills Website;
- Los Angeles Public Library maps and photo collection;
- Pacific Coast Architecture Database;
- University of California Los Angeles Photo Collection;
- Google images.

A.2.4 Reference Sources:

- National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (37 CFR 68.)
- CEQA Section 5020.1 of the California Public Resource Code.
- CEQA Guidelines Section 15064.5 of the California Public Resource Code.
- CEQA Section 21084.1 of the California Public Resource Code.
- State of California State Historical Building Code.

A3 Author's qualifications:

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EDUCATION

Bucknell University, Bachelor of Architecture.

California Polytechnic University, Master of Architecture

University of Liverpool, Ph.D., Architecture

Qualified Architectural Historian per National Park Service,
Code of Federal Regulations, 36 CFR Part 61.

Approved architectural historian, City of Beverly Hills

CV available upon request.

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LOUDEN:

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Culver City, California

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mobile: 310 874 8783

EDUCATION

Columbia University, Master of Architecture, 1980

University of Virginia, Bachelor of Science in Architecture, 1976

Polytechnic of Central London, Diploma Program, 1975

REGISTRATIONS

Licensed Architect in California 1992 and New York 1982

Independent Historical Architectural Consulting Practice, GTL | HA, Los Angeles, CA

Principal, Sole Practitioner, Project Manager and Historic Preservation Specialist, 2004 to present

Partial list of Preservation Offices, City of Los Angeles Planning Department;

Approved Historical Architect Consultant, City of Beverly Hills

Board Chair and two-term Architect representative for the City of Los Angeles Planning Department, Miracle Mile North Historic Preservation Overlay Zone Design Review Board

RECOGNITIONS

Preservation Design Award, LA Conservancy 2001 (Doheny Library), 2004 (Old Administration Building)

National Trust for Historic Preservation, Stanford University Projects Recognition 2001 (Encina Hall)

Historic Preservation Award, The Old Riverside Foundation for Historic Preservation, 2010 (Rouse/ Culver Center)

Certificate of Recognition, City of Los Angeles, commended individually for dedicated service in historic preservation efforts of the community, 2010.

Complete CV available upon request.