

CITY LANDMARK ASSESSMENT & EVALUATION REPORT



April 2013

Beverly Hills City Hall
450 North Crescent Drive, Beverly Hills, CA

Prepared for:

City of Beverly Hills
Community Development Department
Planning Division
455 Rexford Drive, Beverly Hills, CA 90210

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Beverly Hills City Hall

455 North Rexford Drive (formerly 450 North Crescent Drive)

Beverly Hills, CA 90210

APN: 4343-001-901

INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting (OAC) for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of Beverly Hills City Hall, located at 455 North Rexford Drive in the City of Beverly Hills, California. This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

METHODOLOGY

The landmark assessment was conducted by Leslie Heumann, Consultant, with Ostashay & Associates Consulting. In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed.

For this current assessment site inspections and a review of building permits, historic periodicals, and other historic records was also done to document the property's existing condition and assist in evaluating the residence for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property and its eligibility for landmark designation. Specifically, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property.
- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, newspaper articles, historical photographs, and building permits.

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

FINDINGS

Beverly Hills City Hall appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy four of the "significance" criteria: criterion A.1, A.3, A.4 and A.6. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

BACKGROUND INFORMATION

Beverly Hills City Hall occupies the northern portion of the irregularly shaped block bounded by North Rexford Drive on the east, Burton Way on the south, North Crescent Drive on the west and Santa Monica Boulevard on the north.¹ Since 1992, City Hall has shared this property with arcades, courtyards, buildings, and other features constructed as part of an expanded Beverly Hills Civic Center. The primary historic elevation fronts onto Crescent Drive, facing west, although the public entry has been shifted to the east side on Rexford Drive as part of the Civic Center expansion. The Civic Center property is located at the northeast corner of the City's triangular commercial district and acts as a transition to the former industrial area further to the east.

The subject property has been previously identified and evaluated under the City's on-going historic resources survey process. It was first assessed as part of a highly selective, county-wide, historic resources survey conducted under the auspices of the Natural History Museum in 1976. At that time, a National Register Status Code (now referred to as the California Historical Resource Status Code) of 3, which identified the property as eligible for the National Register of Historic Places (National Register), was assigned. National Register eligibility was confirmed by the 1985-1986 city-wide Beverly Hills Historic Resources Survey. In 1994, following the Northridge Earthquake, City Hall was determined eligible for inclusion in the National Register through consensus of the Federal Emergency Management Agency (FEMA) and OHP. Because of this determination, the property was automatically listed in the California Register. It therefore is now assigned a California Historical Resource Status Code of 2S2 (individual property determined eligible to National Register by Section 106 consensus and listed in

• ¹ *These directions are utilized for descriptive purposes throughout the report, although the subject property is slightly skewed from true north.*

California Register). This determination of eligibility appears to have post-dated the Civic Center expansion project and associated exterior modifications to City Hall.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

Description. Constructed in 1931-1932, Beverly Hills City Hall is an H-shaped building designed in the Spanish Renaissance style. It is nearly symmetrical in massing and appearance, with a central, three-story-plus-basement block topped by a tower rising an additional five stories. One- and two-story wings complete the composition. Of reinforced concrete construction, the exterior is finished with cement plaster and extensively ornamented with architectural terra cotta. A dome of glazed tile in a palette of blue, turquoise, and gold tops the tower, and is itself surmounted by a gold-trimmed cupola. Wrought iron grilles adorn selected windows and handsome bronze double doors provide entry. Office windows are primarily metal-framed, double casements. Two one-story wings extending west towards Crescent Drive, the north one housing the City Council Chambers and the south one containing the Municipal Gallery (formerly the Courtroom), are fenestrated with five bays of full-height, round-headed, multi-light steel windows. Primary entries are located on the east and west elevations, with secondary entries on the north and south and accessing the one-story wings on the west. Raised piers articulate the division of each elevation into bays. Deep, intricate relief work embellishes the pier capitals, frieze, entry surrounds, and arched window spandrels. A stringcourse defines the frieze, and an undulating molding marks the flat roofline.

Wings on the west and east embrace landscaped courtyards, the west one echoing its historic terraced design while the east one dates to the 1982-1992 Civic Center expansion. Other notable exterior modifications include a two-story wing extending east from the north elevation to span Rexford Drive and the construction of a new east elevation, which is one-bay deep, attached to the original building, and contains a new, monumental entry. The additions are integrated with the original building through repetition of the piers and continuation the floor, frieze, and roof lines but are visually distinguished through use of an Art Deco influenced design and modern finishes.

The interior of the building is also characterized by preserved historic public spaces and compatibly designed remodeled spaces resulting from recent (1988-2009) renovations. The original entry lobby off of Crescent Drive, now the second floor but originally the first, has been restored, including the terrazzo floors, marble baseboards, travertine walls, and ornately beamed, coffered, and painted ceiling. Deeply carved relief work frames the entry. Blind arches, relief panels, and engaged colonnettes at the corners enliven the walls. The two-story space is overlooked by a mezzanine balcony, now the third floor elevator lobby. It is distinguished by an elaborately scrolled and decorated archway set above a delicately designed wrought iron railing. Corridors leading north and south from the scalloped archways in the lobby are vaulted and provide access to the other two historic spaces, the Council Chamber on the north and the former Court Room on the south. The Council Chamber features a ceiling of carved wooden beams and painted coffers, wormy chestnut paneling, original chandeliers and leather-upholstered wooden benches. The Court Room, now Gallery, is also graced by a beamed and

painted ceiling, but has been altered by enclosures at the east and west ends. Other publically accessible interior spaces in the building are a result of the 1988-2009 project, and while echoing the historic design, are modern interpretations. These non-original spaces include the entire first floor (the original basement), elevators, and third floor office corridor accessed from the mezzanine.²

Although the 1982-1992 project resulted in alterations to Beverly Hills City Hall, the design clearly respected the original character of the building. The primary (west) façade, north and south elevations, and tower have been restored, as have the significant interior public spaces. Comparisons of historic photographs with the current appearance of the building reinforce this substantial integrity.

Building Permit History. A review of building permits indicate that, since its original construction in 1931-1932, City Hall has been subjected to a continuous stream of alterations to accommodate evolving City needs. Over 100 building permits are on file and are itemized in the Appendix. Major alterations to the interior of City Hall have occurred when historic uses have been removed from the building and accommodated elsewhere (e.g., the library, hospital, court room, and most recently, Police Department and City Jail) and between 1988 and 2008, when all but the primary historic spaces were extensively remodeled.

HISTORICAL CONTEXT

Beverly Hills. The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or “cienegas” that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.³

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.⁴ The syndicate hired notable California park planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of “Beverly” in the commercial triangle between Santa Monica and Wilshire boulevards and “Beverly Hills” north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

² *The fourth floor and upper levels were not inspected.*

³ *Beverly Hills Historic Resources Survey 1985-1986, pg. 5.*

⁴ *Ibid, pg. 8-9.*

In 1914, concern over establishment of a secure water system and the desire to improve the local school system prompted incorporation of the City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.⁵

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission and Spanish Colonial Revival, and other Period Revival styles (Tudor, Georgian, Beaux-Arts Classicism). With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Flamboyant art directors and producers showed how delightful the art of set decoration could be applied to real life. Hence, fanciful houses such as Pickfair, Dias Dorados, and Greenacres were built. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the city. It was during this period that four significant civic buildings were constructed: City Hall, the Fire Department, the Water Treatment Plant, and the Post Office. All reflected variations on Mediterranean styling. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.⁶ Beverly Hills' domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

City Hall. Municipal offices for the newly incorporated City of Beverly Hills were housed in the two-story Peck Building, located just south of the southwest corner of Burton Way ("Little" Santa Monica) and Canon Drive (419-419½ Canon Drive).⁷ Both the city government and the fire department remained at these premises until 1925, when a new city hall and fire department were built on the north side of Burton Way, facing the then terminus of the southern section of Crescent Drive (1169-1175-1201 Burton Way).⁸ A 1925 photograph of this facility illustrates a symmetrical, Classical Revival building with a central, two-story block flanked by one-story wings, the one on the southeast occupied by the fire department.⁹

In February 1930, a group of leading citizens led by Walter M. Guedel presented to the City Council a petition signed by 1998 persons requesting the City to acquire the five-acre parcel owned by Pacific Electric Railway between Santa Monica Boulevard, Rexford Drive, Burton Way, and Crescent Drive for the purpose of erecting a civic center and to issue bonds to cover the costs of acquisition and improvement. The City Council responded in March 1930 by passing a

⁵ *Ibid.*, pg. 11.

⁶ *Ibid.*, pg. 17.

⁷ *Sanborn Map Company*, "Beverly Hills." 1922.

⁸ *Sanborn Map Company*, "Los Angeles." Volume 21. 1926.

⁹ *Wanamaker, Marc. Images of America: Early Beverly Hills. Charleston: Arcadia Publishing, 2005. Page 24.*

resolution authorizing the issuance of bonds totaling \$1,100,000. A month later, the bonds were approved by the electorate.¹⁰ Architects Harry G. Koerner and William J. Gage, with consulting architects John C. Austin and Frederick M. Ashley, were selected to design a new city hall, as well as a separate fire department building to be located on the property. The plans also called for demolition of the existing Pacific Electric Station on Canon Drive to make room for subsequent improvements and construction of a new Pacific Electric station further to the west, and removal of the offices of the Frank Meline Company, the Rodeo Land and Water Company, and portions of the Sun Lumber Yard. The old City Hall and Fire Department would also be demolished to allow for the extension of Crescent Drive to Santa Monica Boulevard.

Koerner and Gage presented their designs for a “modified Spanish Renaissance” city hall with a “utilitarian” tower to the City Council in March 1931 and received approval to proceed with plans.¹¹ In addition to housing the city government, the building also contained spaces for the municipal court, police department and city jail, an emergency hospital, and the city library. In July 1931, after reviewing bids for construction, the City awarded the contract to the Herbert M. Baruch Corporation. Shortly thereafter, a building permit for \$356,286 was filed and ground was broken. Construction was estimated to last approximately six months.

The new City Hall and civic center debuted to great public acclaim in April 1932, opening for business on April 25th. In a congratulatory letter published in the *Beverly Hills Citizen*, the Rodeo Land and Water Company praised the new building as commensurate with the “high-class residential community” they had founded twenty-six years earlier and noted that the new civic center would compare favorably with “anything to be found in America.”¹² Similarly, the *Los Angeles Times* noted that the new City Hall was “the largest and most costly City Hall of any municipality its size in the country.”¹³ A celebratory banquet was hosted by the Chamber of Commerce on April 23, 1932 to dedicate the facility. Speakers included Will Rogers, the “first unofficial Mayor of Beverly Hills,” and veteran screen and stage actor, William Collier, Sr. The program listed all of the contributors to the project, including (but not limited to):¹⁴

Architects: Harry G. Koerner and William J. Gage

Consulting Architects: John C. Austin and Frederick M. Ashley

Consulting Engineer: Ralph E. Phillips

Consulting Landscape Architect: Seymour Thomas

General Contractor: Herbert M. Baruch Corp. Ltd.

Plumbing Contractor: H. G. Cary Company

Electrical Contractor: Electric Lighting Supply Co.

¹⁰ “History of Beverly Hills Civic Center Project is Outlined.” *Beverly Hills Citizen*, April 28, 1932.

¹¹ “New City Hall Design Approved.” *Beverly Hills Citizen*, March 12, 1931.

¹² “History of Beverly Hills Civic Center Project is Outlined.” *Beverly Hills Citizen*, April 28, 1932.

¹³ “Banquet to Dedicate Hall.” *Los Angeles Times*, April 13, 1932.

¹⁴ *Beverly Hills Chamber of Commerce, Program for Dedication of Beverly Hills City Hall, April 23, 1932.*

Painting Contractor: Chris Heinsbergen, Jr.

Decorating Contractors: W. E. Shephard Co. and Heinsbergen Decorating Co.

Special Lighting Fixtures: Barker Bros. Co.

Architectural Terra Cotta: N. Clark and Sons

Bronze Work: A. J. Bayer Co.

Steel Sash: Soule Steel Co.

Terrazzo Floors: Consolidated Terrazzo Co.

In order to acquire the expanded and functional spaces necessary to take the Civic Center into the 21st century, the City embarked on an ambitious civic center project in 1982 with an architectural competition. From a field of entries submitted by nationally and internationally prominent architects (Frank O. Gehry and Associates, Arthur Erickson Architects, Gwathmey Siegel and Associates, Moshe Safdie, and Charles Moore/Urban Innovations Group), Moore's design was selected to guide the \$110,000,000 endeavor.¹⁵ The winning design provided new buildings for the police, library, and fire departments, a new civic center garage, a renovated and expanded City Hall, and linked the entire assemblage through curved colonnades and elliptical, lavishly landscaped courtyards. The architectural style of the new buildings blends a modern interpretation of Art Deco with colorful tile elements that nod to the Spanish Colonial Revival. The primary public elevations of the City Hall—the west façade on Crescent Drive and the north elevation facing Santa Monica Boulevard—as well as the visually and symbolically prominent tower were carefully respected in the new design. The south elevation is also mostly intact, but now faces onto a new courtyard. The east elevation, formerly the most utilitarian, was extended and a new, retro-designed entry grafted onto it; this elevation provides access to the former basement space. Moore's designs are complemented by landscape architecture by Campbell and Campbell. The project was completed in 1992. More recent interior modifications of City Hall, as itemized in the building permit history (see Appendix), bring the project up to 2008.

Koerner and Gage. Architects Harry G. Koerner and William J. Gage based their practice in Beverly Hills, opening an office located at 468 North Camden Drive in 1927, and much of their known design work is located in the City. Koerner, the older partner, was originally from Pittsburgh, where he worked as an architect prior to moving to California; he passed away in 1935. Gage received his certificate to practice architecture in California in 1921 and practiced at least through 1948. Gage died in 1965. Both men were apparently active in Beverly Hills civic life; Gage, in particular, lived in Beverly Hills (on Reeves Drive), participated with his wife in the local social life, and was characterized in the newspaper as a "civic leader" when he attended a gala reception with Hollywood luminaries hosted by Mary Pickford at Pickfair in 1936. When the petition to develop the civic center was presented to the City Council in 1930 by the Civic Improvement Association, preliminary designs by Koerner and Gage were already part of the

¹⁵ Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Revised Edition. Salt Lake City: Gibbs, Smith Publisher, 2003. Pages 159-160.

package.

The Beverly Hills City Hall and Central Fire Department commission represented the most significant achievement of their careers. Other projects in Beverly Hills included the R. Clifford Durant House (1924-1925); the Kennedy-Pritchard Building (468 North Camden; 1927); an Italian Renaissance designed home for Mr. and Mrs. Thomas J. Reynolds at 714 North Palm Drive (1928); the Beverly Hills Fire Department station at Beverly Drive and Coldwater Canyon (1928); the Fenn-Shelton Building on Linden Avenue (1929); the Roxbury Park Clubhouse (1930); a large residence on for Max Hibgin on Lexington Road (1930); and a residence for Mrs. Carrie Guggenheim (1930). Projects elsewhere in the region included a Mediterranean style home in Hancock Park at 345 South Hudson (1926); a \$250,000 Mess Hall at the National Home for Disabled Volunteer Veterans at Sawtelle (1928; described as “American Gothic” by the architects); and the Durex Model Home at 3410 Amesbury Road in Los Feliz (circa 1929). Gage’s solo work subsequent to Koerner’s death included a second floor addition and new administration building for the Payne Furnace Company at 338 North Foothill in Beverly Hills (1936); a \$17,000 residence for M. Leroy Miner in Encino (1936); a 14-room residence in a French Revival style for John Phelan Shirley at 501 Bel-Air Road (1937); a \$50,000 store and apartment building at the corner of Olive and Rowland Avenues in Burbank (1937); and the Moderne-styled First Federal Savings and Loan Association of Beverly Hills at 451 North Bedford (1948).

Spanish Colonial Revival Style. The popularity of the Spanish Colonial Revival style is generally dated to 1915, when the Panama California Exposition held in Balboa Park in San Diego showcased architects Bertram W. Goodhue’s and Carleton Winslow’s vision of an architecture appropriate to southern California’s history, climate, and lifestyle. Embracing a wide range of precedents and interpretations, the Spanish Colonial Revival is generally characterized by stucco exterior surfaces; tiled roofs; arched openings; window grilles of wrought iron, turned wood *rejas*, or pierced stucco; and the incorporation of patios and courtyards into designs. Secondary materials can include wrought iron, both terra cotta and polychromatic glazed tile, darkly stained wood, and architectural terra cotta or cast stone. The San Diego Fair highlighted a particular variant of the style, the Churrigueresque. Inspired by Mexican colonial architecture, Churrigueresque buildings are distinguished by encrustations of intricately carved ornamentation concentrated around archways, columns, entries, window spandrels and surrounds, cornices, parapets, and bell towers.

Although Beverly Hills City Hall was labeled “Spanish Renaissance” in the early descriptions of it, the building suggests the Churrigueresque in its exterior decorative scheme and recalls Goodhue’s California Building in Balboa Park in its tile-domed tower. Architect Gage, when asked about the style of his new masterpiece, wrote: “In answering a question of this kind, the honest architect always has to hedge a little bit, as very few modern buildings can truthfully follow an architectural style created in a past era. In our city hall building we have adopted the spirit and detail of the early Spanish colonists as exemplified in the more monumental of the Mexican buildings. The designers of these buildings and the artisans employed in their construction received their training in Spain, but in their new environment they displayed a

bolder and more inspired genius which we in turn have tried to transplant and adapt to the physical requirements of our own project.”¹⁶

EVALUATION OF HISTORICAL SIGNIFICANCE

Evaluation Criteria. In analyzing the historical significance of the subject property, criteria for designation under the City’s local landmark program was considered. Additionally, consideration of historical integrity and the State Office of Historic Preservation (OHP) survey methodology was used to survey and assess the relative significance of the property.

City of Beverly Hills Landmark Criteria. The City’s Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3-32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance.

The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks. Under the City’s criteria a property must be more than 45 years old, unless it possesses exceptional significance; retain sufficient historical integrity to physically illustrate its significance; and satisfy significance criteria.

To be eligible for local designation as a historic landmark, properties must satisfy the following criteria:

- A. The property meets at least two of the following (significance) criteria:
1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
 2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
 3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
 4. Represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value;
 5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community;
 6. Is listed or has been formally determined eligible by the National Park Service for

¹⁶ *“History of Beverly Hills Civic Center Project is Outlined.” Beverly Hills Citizen, April 28, 1932.*

listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

B. The property retains integrity from its period of significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular significance criteria specified above.

C. The property has historic value. The proposed landmark is of significant architectural value to the community, beyond its simple market value and its designation as a landmark is reasonable, appropriate, and necessary to promote protect, and further the goals and purposes of the City's historic preservation ordinance.

California Office of Historic Preservation Survey Methodology. The evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its publication Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Property listed in the National Register or the California Register;
2. Property determined eligible for listing in the National Register or the California Register;
3. Property appears eligible for the National Register or the California Register through a survey evaluation;
4. Property appears eligible for the National Register or the California Register through other evaluation;
5. Property recognized as historically significant by local government;
6. Property not eligible for any listing or designation; and
7. Property not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may also include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

Historical Integrity. “Integrity is the ability of a property to convey its significance.” In addition to meeting the criteria of significance, a property must have integrity. Integrity is the authenticity of a property’s physical identity clearly indicated by the retention of characteristics that existed during the property’s period of significance. Properties eligible for local landmark designation must meet at least two of the local landmark designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.

Both the National Register of Historic Places and the California Register of Historical Resources recognize the seven aspects of qualities that, in various combinations, define integrity. To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Application of City Landmark (Significance) Criteria. In summary, based on current research and the above assessment, Beverly Hills City Hall located 455 North Rexford Drive appears to meet the necessary City of Beverly Hills Landmark criteria (BHMC 10-3-3212).

The property was evaluated according to statutory criteria, as follows:

- A. The property meets at least two of the following criteria (BHMC 10-3-3212(A)).

BHMC 10-3-3212(A)(1) *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.*

As the seat of local government, City Hall is directly associated with the City's coming of age in the 1920s and 1930s, a period of explosive growth that cemented Beverly Hill's character and reputation as a small but well-to-do, independent city in the midst of Los Angeles's inexorable march to the west. Following the 1929 crash, when most communities faced a slowdown in construction, Beverly Hills, with the civic support and financial investment of its residents, embarked on an extensive program of public construction, encompassing the civic center, water treatment plant, and a dramatic expansion of the City's park system. Beverly Hills City Hall, with its monumental tower, elegant design and lavish finishes, is the symbol of the City's identity and achievements and culminated this formative period in the city's development. In consideration of eligibility, the property appears to satisfy this criterion.

BHMC 10-3-3212(A)(2) *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.*

Although resulting from the impetus of citizen activism, construction of City Hall was the result of the cumulative efforts of numerous citizens, politicians, city staff, architects, contractors and subcontractors, workmen and artisans. It is not associated with any one person or group of people, nor does it represent a notable achievement of a person or persons important to national, state, City, or local history. Therefore, the property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(3) *The property embodies the distinctive characteristics of a style, type, period, or method of construction.*

The property is an excellent example of the "modified Spanish Renaissance" style, which, according to the architect, drew upon the same precedents as the Churrigueresque variant of the Spanish Colonial Revival style. In massing, the building is reminiscent of the seminal Nebraska State Capital (1922-1932), designed by Bertram W. Goodhue and is one of a handful of local city halls that utilized towers to symbolize preeminence in the community (Los Angeles City Hall, 1926-1928; Santa Monica City Hall, 1938-1939). Character-defining features of Spanish Renaissance style include its symmetrical massing and fenestration enlivened with the exuberant sculptural decoration whose patterns were derived originally from silverwork and which was much favored on the Spanish colonial buildings of Mexico. Beverly Hills City Hall exhibits these characteristics, as well as many features associated with the Spanish Colonial Revival in general, including its smooth, cement plaster exterior; blue-tiled dome; arched windows and doors; grille-covered windows; and fountain-adorned courtyard. Interior features associated with the style include elaborately beamed, coffered, and painted ceilings; terrazzo flooring; bronze and glass chandeliers; and wooden benches upholstered with Spanish leather.

Although rehabilitated and expanded, the building exterior and significant interior spaces continue to appear almost identical to historic photographs dating to the year of its completion in 1932. The property satisfies this criterion.

BHMC 10-3-3212(A)(4) The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.

This property is representative of the work of Koerner and Gage, an architectural firm included on the City's List of Master Architects. In addition, the consulting architect for the original City Hall, John C. Austin (of the firm Austin and Ashley), the architect for the Civic Center expansion in 1982-1992, Charles W. Moore, are also recognized on the Master Architects list. Beverly Hills City Hall is the most famous commission associated with the firm of Koerner and Gage, who practiced in the wider Los Angeles area but maintained offices on North Camden Drive in Beverly Hills. Beverly Hills City Hall was the most widely published of their work during the architects' lifetimes and it continues to be design upon which the reputation of the firm is based. Additionally, the property does possess high artistic and aesthetic value in its design, workmanship, materials, and style. Particularly notable in this regard are the exterior terra cotta ornamentation; the treatment of the tower and its dome; and the interior finishes in the public spaces, notably the painted ceilings, carved beams, travertine walls, wood paneling, and terrazzo floors. Therefore, the subject property appears to satisfy this criterion.

BHMC 10-3-3212(A)(5) The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community.

The property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(6) The property is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

The property has been formally determined eligible for listing in the National Register of Historic Places and is therefore listed in the California Register of Historical Resources. It was initially recommended eligible through a historic resources survey evaluation in 1976. The citywide historic resources survey in 1985-1986 confirmed this recommendation. In 1994, through a consensus determination by OHP and FEMA, the property was officially determined eligible for inclusion in the National Register. This determination occurred after the 1982-1992 civic center expansion project. When the regulations implementing the California Register were activated in 1998, the property was automatically listed in the California Register. Therefore, Beverly Hills City Hall satisfies this criterion.

B. The property retains integrity from its Period of Significance (BHMC 10-3-3212(B)).

The period of significance for the subject property is 1932, when City Hall was completed. Those important features of location, setting, design, materials, workmanship, feeling, and

association are still evident in the property and help to render it historically significant. It retains integrity of location. Modifications to the setting include renovation of the landscaping, including elimination of the reflecting pool, new gardens and access to underground parking on the north, new arcades and elliptical courtyards on the south and east, replacement of the 1932 Fire Department building, and the new bridge connecting the northeast wing to the Police Department. However, the original courtyard layout and features on the west have been maintained and new construction has been carefully set back from the building or located on a secondary elevation, with the result that the setting, while changed, retains sufficient integrity to recall the period of significance. The exterior design, materials, and workmanship of the building are substantially intact, with exception of the secondary, east elevation, where care was taken to evoke the historic period at the entry and differentiated elsewhere, while maintaining the essential proportions and rhythms of the original building. On the interior, the original public spaces also retain substantial integrity of design, materials and workmanship. As a result, integrity of both feeling and association are also retained.

C. The property has Historic Value (BHMC 10-3-3212(C)).

Because of its unique role in the history of Beverly Hills and contribution to the City's architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Character-defining Features. Every historic property is unique, with its own identity and its own distinguishing character. A property's form and detailing are important in defining its visual historic character and significance. It is a property's tangible features or elements that embody its significance for association with specific historical events, important personages, or distinctive architecture and it is those tangible elements; therefore, that should be retained and preserved.

Character refers to all those visual aspects and physical features that comprise the appearance of every historic property. According to *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, character-defining features include the overall shape of a property (building, structure, etc.), its material, craftsmanship, decorative details, interior spaces and features (as applicable), as well as the various aspects of its site and immediate environment (form, configuration and orientation).

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

Identifying those features or elements that give a historic property visual character and which

should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance. Distinctive and important character-defining features associated with the subject property include its overall setting, immediate environment, materials and design, and any contributive out-features that aid in defining the property's association with its style of architecture.

Character-defining features associated with City Hall are those original or restored features on the exterior elevations or in the primary public interior spaces—lobby and associated corridors, mezzanine, City Council Chamber, and Court Room (Gallery)—that reflect the original design and appearance of City Hall. These features are itemized by location. Although the list is extensive, it is not intended to be exhaustive, and it is possible that other character-defining features are present.

Overall:

- Massing, incorporating three-story plus basement central block, with attached, one- and two-story wings, and prominent, domed, five-story central tower
- “H-” shaped plan
- Symmetrical arrangement of features
- Flat roof
- Terraced, landscaped courtyard on west elevation with urn- and scroll-topped patio walls, two fountains, symmetrical layout, and any remnants of original plantings such as specimen trees
- Location at the northeast corner of the commercial district, between two historical railway routes on Santa Monica Boulevard and Burton Way
- Views to City Hall, and the tower in particular, from Santa Monica Boulevard

Exterior Elevations:

- Cement plaster exterior finish
- Raised piers that divide the elevations into single-window bays, rise uninterrupted to the frieze, and alternate narrow and wide in the central north and south wings
- Friezes and parapets
- Architectural terra cotta ornamentation (top of tower and beneath dome; parapet coping; pier capitals; frieze; window spandrels; entry surrounds; pilasters; volutes; and scrolls)

- Stringcourses above the base and below the frieze
- Window grilles of wrought iron and pierced concrete (tower)
- Steel-framed windows (round-headed multi-light chamber/court room windows, flat-headed casements)
- Original entry doors, including bronze, round-headed, double doors at main (west) entry and doors to secondary west entries and north and south entries
- Exterior staircases to secondary entries
- Original light fixtures
- Tower (height, massing, piers, fenestration, finishes and ornamentation, hexagonal open “belfry,” railings, tiled dome, and cupola)

Interior Spaces (Main Lobby, North-South Corridor, Council Chamber; Court Room (Gallery) on First (now Second) Floor and Mezzanine (now Third Floor) Lobby :

- Original plan/layout and spatial relationships of public spaces
- Original floor finishes (terrazzo and marble baseboards)
- Original wall finishes (travertine in lobby, wormy chestnut paneling in Council Chamber)
- Painted and coffered ceilings in lobby, Council Chamber, and Court Room (Gallery)
- Architectural features (ornately carved beams, archways, colonnaded corners, blind arches, relief panels, frieze, main entry surround, wrought iron mezzanine railing, bronze dedication plaque)
- Original bronze chandeliers

CONCLUSION

As discussed herein, Beverly Hills City Hall satisfies the City of Beverly Hill’s criteria for designation as a local Landmark, as required in the City’s Historic Preservation Ordinance (BHMC Section 10-3-3212).

The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it “is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community” in that it is the product and symbol of the City’s definitive period of development during the 1920s and 1930s and is the focus of the City’s civic and political life. The subject property satisfies the

requirements of subsection 10-3-3212(A)(3), in that it “embodies the distinctive characteristics of a style, type, period, or method of construction.” The design, materials, workmanship, setting, and overall character of the site together reflect an aspect of the Spanish Colonial Revival style, characterized by the architects as the Spanish Renaissance style. Under the requirements of subsection 10-3-3212(A)(4), Beverly Hills City Hall satisfies this criterion in that it “represents the notable work of a person included on the City’s List of Master Architects,” Koerner and Gage, and “possesses high artistic and aesthetic value that it so fully articulates the design theories of the Spanish Renaissance style in its architecture and associated art forms.” Additionally, Beverly Hills City Hall has been formally determined eligible for listing in the National Register of Historic Places and has been listed in the California Register of Historical Resources and therefore meets the requirements of subsection 10-3-3212(A)(6). The property also satisfies the requirements of subsection 10-3-3212(B) in that it fully retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

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City of Beverly Hills Sources

Building Permits

Construction Drawings

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APPENDIX

Photographs

Tax Assessor Map

Sanborn Fire Insurance Map

Building Permit History

Ephemeral Material

Construction Plans

PHOTOGRAPHS



Photo 1: West (front) elevation, looking east



Photo 2: Front (primary, west) elevation, looking southeast



Photo 3: West (front) elevation, Court Room Wing, looking southeast



Photo 4: West (front) elevation, Council Chamber Wing, looking northeast

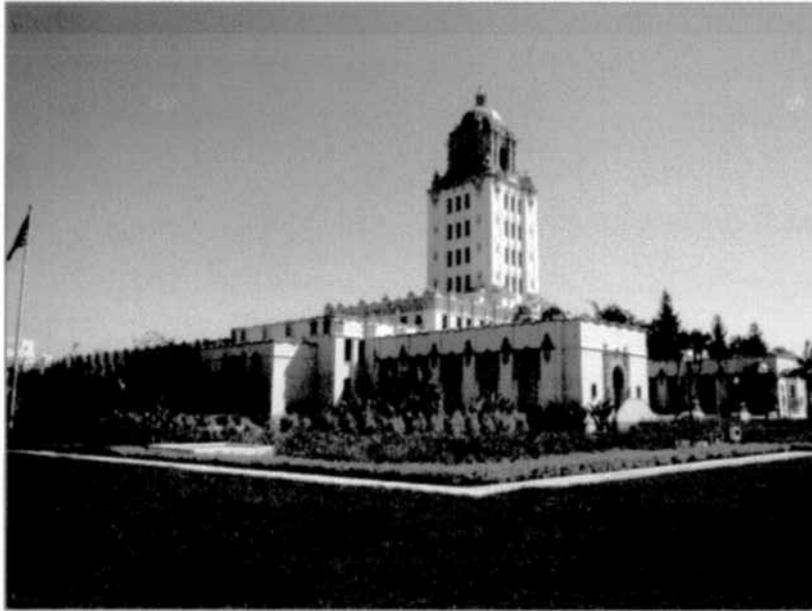


Photo 5: Oblique view (north and east elevations), looking southeast



Photo 6: North (primary, side) elevation, looking south



Photo 7: South elevation, looking north



Photo 8: East (secondary) elevation, looking northwest



Photo 9: Tower, view from front (west) elevation, looking east



Photo 10: Detail view of tower, looking west from east (rear) elevation



Photo 11: Main entry lobby off west elevation (now second floor), looking east



Photo 12: Mezzanine above lobby space (now third floor), looking northwest



Photo 13: South corridor off main lobby area (now second floor), looking south



Photo 14: Council Chamber foyer in north wing, looking west

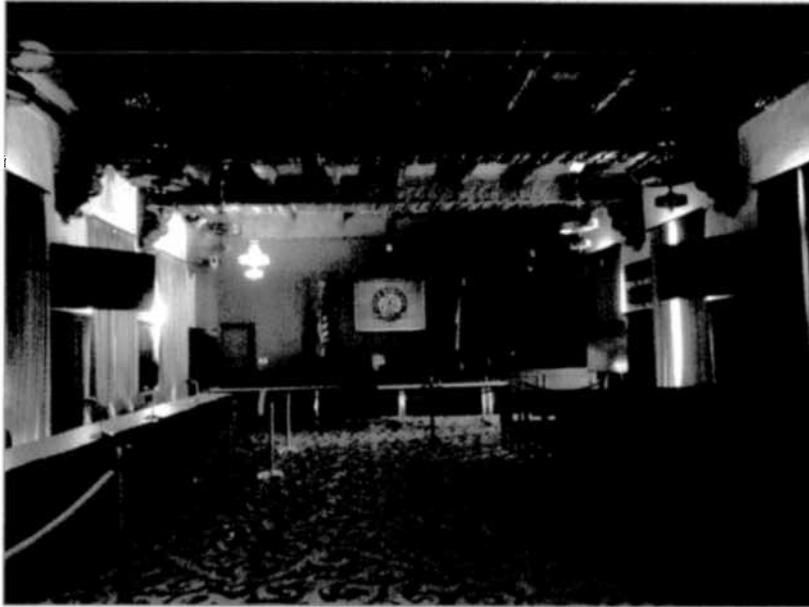


Photo 15: Council Chamber in north wing, looking west



Photo 16: Court Room (now Gallery), in south wing, looking east

TAX ASSESSOR MAP

4343

SCALE 1" = 60'

1990

BURTON WAY

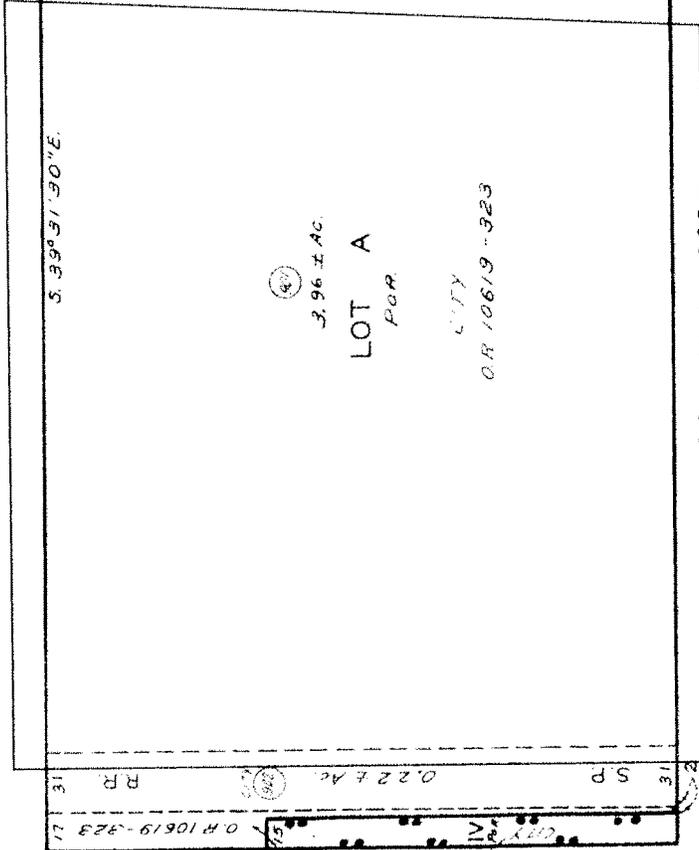
DR

O.R.M. 11740-362

BLVD. ST

SANTA MONICA

BLK. D
P.O.R.



3.96 ± AC

LOT A

P.O.R.

CITY

O.R. 10619-323

S. 39° 31' 30" E.

0.22 ± AC

BLK. D

P.O.R.

CITY

O.R. 10619-323

N. 50° 28' 30" E.

85

BLVD. ST

SANTA MONICA

85

CODE 2410

DR.

CRESCENT

BEVERLY

M.B. 11-94

A PORTION OF RANCHO RODEO DE LAS AGUAS

BEVERLY HILLS

M.B. 11-186-187

M.R. 107-210-212

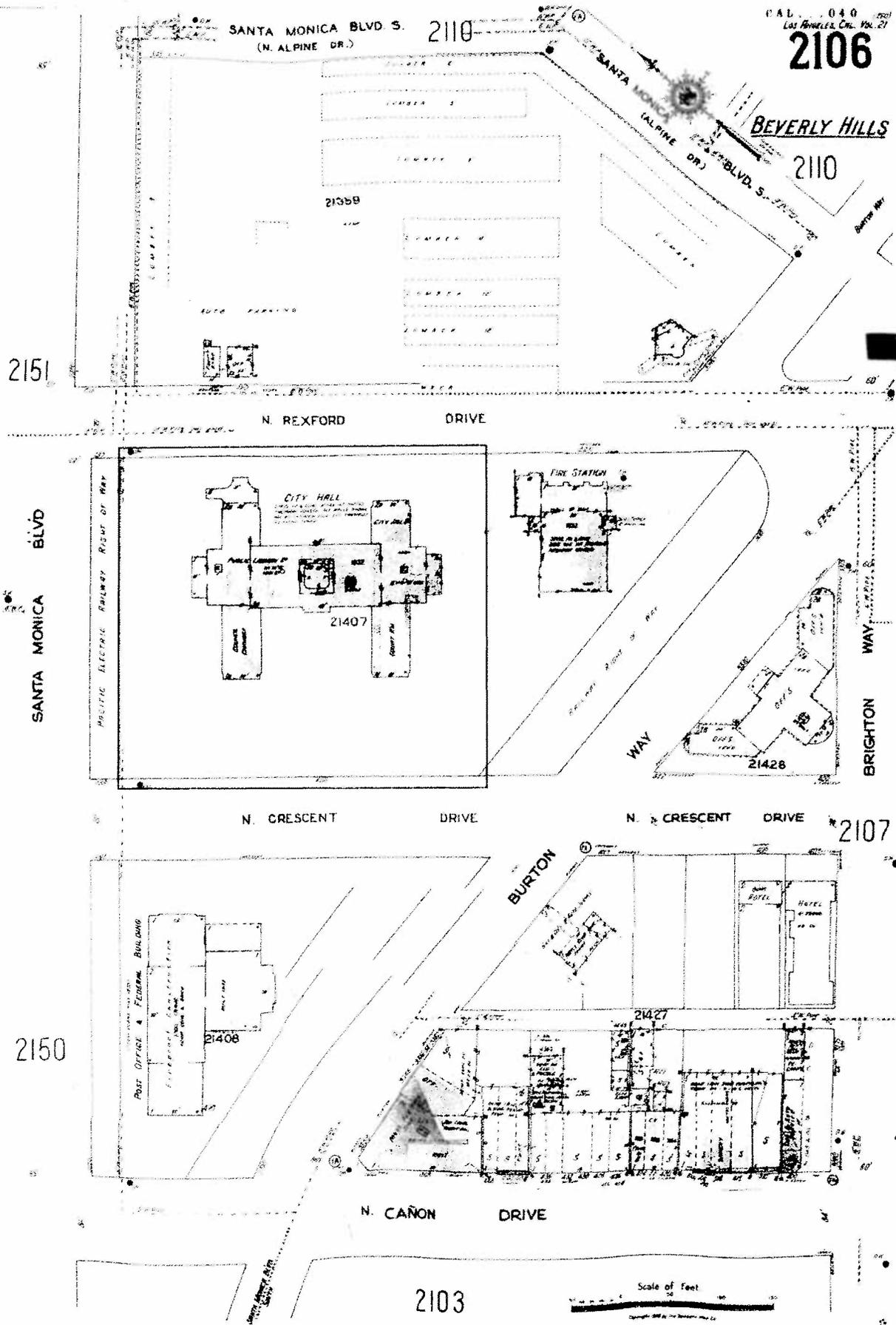
FOR PREV. ASSM'T. SEE: 1691-

ASSESSOR'S MAP

COUNTY OF LOS ANGELES, CALIF.

SANBORN FIRE INSURANCE MAP

SANBORN FIRE INSURANCE MAP, BEVERLY HILLS



BUILDING PERMIT HISTORY

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS A

To the Board of Trustees of the City of Beverly Hills:

Application is hereby made to the Trustees of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

Third: 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. Block Tract

(Description of Job)

Part of LOT A- Rancho Rod 99

No. 450 Yd. CRESCENT DRIVE Street

(Location of Property)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building CIVIC CENTER No. of Rooms No. of Families
2. Owner's Name CITY OF BEVERLY HILLS Phone
3. Owner's Address
4. Architect's Name KORNER & GAGE Phone
5. Contractor's Name HERBERT M. BARUCH CORP. Phone TR-5473
6. Contractor's Address 1015 LINCOLN BLDG., L. A.
7. VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc. } \$356,286 Baruch
8. Is there any existing building on lot? How used?
9. Clear Height of Ceiling: Bath, Toilet Living Rooms Halls Cellars
(State Law)
10. Number of Stories Height to Highest Point 160 ft.
11. Size of Lot Area of Lot Per Cent of Area Covered by All Buildings
(Fill out Item 3 of No. 11 in case of Courts, Apartments, Hotels only.)
12. Set Back from Property Line { Including balconies, bays, porches, chimneys, steps, etc. } Front Rear Side
13. Foundation Material rein. conc. Footing Width Depth Below Natural Ground
14. Height of Foundation Above Finished Grade Wall Width Mud Sills x
15. Joist Clearance from Ground Girders x Posts Under Girders x
16. Chimney Material No. of Inlets to Flue Sizes, Flues x Thickness of Chimney Wall
17. Materials of Exterior Walls Concrete Material of Interior Construction concrete &
18. Will all Provisions of State Dwelling House Act be complied with?
19. EXTERIOR Studs x INTERIOR BEARING Studs x Interior Non-Bearing Studs
x Ceiling Joists x Roof Rafters x FIRST FLOOR JOISTS x
Second Floor Joists x Roof Material
20. 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 Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

Herbert M. Baruch Corp
Baruch

(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

| | | | |
|----------------------------|---|---|---|
| PERMIT NO. <u>11100</u> | Plans and Specifications checked and found to conform to Ordinances, State Laws, Etc. <u>Baruch</u> Plan Examiner | Application checked and found O. K. <u>Baruch</u> Clerk | Stamp here when permit is issued  |
|----------------------------|---|---|---|

Baruch

Superintendent of Building.

BUILDING PERMIT HISTORY

| YEAR | DESCRIPTION OF WORK |
|-------|--|
| 1930 | Civic Center (\$356,286) |
| 1940? | Alterations (\$2,500) |
| 194? | Alter Police Dept. (\$5,887) |
| 1945 | Partition (\$400) |
| 1945 | Misc. alterations (\$1,000) |
| 1956? | Partition (\$1,260) |
| 1953 | Alter basement, first floor and second floor hospital and library areas (\$54,700) |
| 1953 | [Illegible] (\$45,000) |
| 1954 | Partitions (\$14,000) |
| 1954 | Partition, Jury Room (\$720) |
| 1955 | Remodel fifth and sixth floors (\$16,000) |
| 1955 | Acoustical tile ceiling, partition, fourth floor (\$2,000) |
| 1957 | Basement partition (\$890) |
| 1957 | Basement alterations (\$3,200) |
| 1958 | Basement partition (\$400) |
| 1958 | New I.B.M. room, new locker room (\$3,500) |
| 1958 | Remodel City Attorney's office (\$13,000) |
| 1959 | Alter Building Dept. offices (\$24,970) |
| ND | Partition (\$300) |
| 1960 | Soundproof wall, City Attorney's office (\$240) |
| 1961 | Alter Finance Director's office (\$1,650) |
| 1961 | Partition (\$591) |
| 1963 | Alter Civil Defense office (\$22,138) |
| 1963 | Remodel Dept. of Public Works (\$26,290) |
| 1964 | Partial demolition and alteration of Building Dept. (\$3,295) |
| 1966? | Alterations to old library portion of City Hall (\$76,000) |
| 1967 | Alter first floor Finance Dept. (\$98,000) |
| 197? | Partition and drop ceiling (\$3,500) |
| 1971? | Partition (\$280) |
| 1971? | Partition (\$870) |
| 1971 | Remodel Court Room into office space (\$19,449) |
| 1972 | Demolish closet (\$500) |
| 1973 | Temporary offices (\$2,800) |
| 1973 | Remodel second floor (\$131,000) |
| 1974 | Computer room (\$1,100) |
| 1974 | Remodel offices (\$2,000) |
| 1974 | Suspended ceiling, basement (\$1,669) |

| YEAR | DESCRIPTION OF WORK |
|-------------|---|
| 1975 | Stainless steel sculpture (\$10,000) |
| 1975 | Replace 2 doors, add sump and drain, basement (\$1,400) |
| 1975 | Enclose stairwell, Police Dept. (\$1,865) |
| 1975 | Alterations to first floor offices, north side (\$41,000) |
| 1976 | Refurbish 4 restrooms (\$31,000) |
| 1976 | Block up opening (\$600) |
| 1976 | Closet, Cashier's Office (\$200) |
| 1977 | 1-hour ceiling (\$3,900) |
| 1977 | Suspended ceiling, Police Dept. (\$8,000) |
| 1977 | Remodel offices, Building and Safety Dept. (\$23,050) |
| 1977 | Ceiling, basement (\$1,265) |
| 1978 | Sound partition, mayor's office (\$1,170) |
| 1978 | 1-hour wall, Police interrogation room (\$750) |
| 1978 | Alteration for central duplicating room, basement (\$6,000) |
| 1978 | Install basement entrance, Rexford Drive side, next to north driveway (\$1,500) |
| 1978 | T-Bar ceiling, Police offices (\$1,200) |
| 1978 | 1-hour wall (\$466) |
| 1979? | Partition (\$795) |
| 1980 | Partitions (\$7,000) |
| 1980 | New ceiling and wall alterations, Police Dept. (\$2,500) |
| 1980 | Interior remodel, remove and relocate partitions (\$5,000) |
| 1980 | Drain piping, shower pan tile (\$1,000) |
| 1980 | Interior partitions (\$3,400) |
| 1980 | Partitions, computer room (\$1,400) |
| 1980 | 1-hour walls (\$2,970) |
| 1980? | Alterations (\$3,000) |
| 1980 | Remove walls and ceiling. Install T-Bar ceiling (\$2,900) |
| 1981 | Fire doors and wall (\$2,000) |
| 1982 | Partitions, room 203 (\$2,100) |
| 1982 | Alterations, fifth floor (\$10,000) |
| 1982 | Alterations, fourth floor (\$10,000) |
| 1982 | Renovation, sixth floor (\$9,000) |
| 1982 | Jail modifications and stair addition (\$250,000) |
| 1983 | Interior remodel, seventh floor (\$15,000) |
| 1983 | Interior partitions, room 300 (\$10,000) |
| 1983 | New ceiling and cabinets, executive coffee room, second floor (\$1,500) |
| 1983 | Restroom alteration, seventh floor (\$5,000) |
| 1983 | 1-hour wall, third floor (\$800) |
| 1983 | Bathroom remodel (\$17,000) |
| 1983 | Computer room walls, basement (\$500) |

| YEAR | DESCRIPTION OF WORK |
|-------------|--|
| 1983 | Finance office alteration (\$500) |
| 1984 | Alterations to room 108, Police Dept. Remove 2 bathrooms and relocate walls (\$22,500) |
| 1984 | Remove walls and ceilings, cut exterior wall for window openings, install T-Bar ceiling, windows, doors, partitions (\$50,000) |
| 1985 | Window guards, door gates, City Jail (\$3,800) |
| 1985 | Partition room 101 (\$3,000) |
| 1985 | Concrete slab in storeroom, basement (\$3,000) |
| 1985 | Cut 2 doors into NE wall of basement (\$2,000) |
| 1985 | Install 1½-hour door, ground floor Police Dept. (\$500) |
| 1985 | Cut opening, install door, third floor storage room (\$2,500) |
| 1986 | Partitions (\$1,472) |
| 1986 | Remove safe, open wall (closet) (\$1,000) |
| 1986 | Reroof (\$25,000) |
| 1986 | Construct wall, Suite 100 (\$1,000) |
| 1986 | Basement partition (\$1,500) |
| 1986 | 1-hour walls, basement (\$6,000) |
| 1988 | Demolish and remove interior construction (\$473,000) |
| 1997 | Partitions (\$2,000) |
| 1999 | Interior remodel, meeting room A, first floor (\$50,000) |
| 1999 | Remodel trash room, extend slab for new generator (\$237,000) |
| 2007 | Ground floor remodel (\$1,000,000) |
| 2008 | Removal existing concrete columns and partial roof at west arcade (\$30,000) |
| 2008 | Add new column and repair entry colonnade (\$200,000) |
| 2008 | Remodel second floor (\$900,000) |
| 2008 | Remodel third floor (\$100,000) |
| 2009 | Convert second floor office to staff lounge (\$100,000) |
| 2010 | 2 partitions, ground floor conference room (\$10,000) |
| 2010 | New staff lunch room, second floor (\$49,000) |
| 2011 | Reroof (\$150,000) |

EPHEMERAL MATERIAL

Beverly Hills Bulletin

Anderson, Stanley 3182
905 N. Beverly Dr.

The Official Newspaper of Beverly Hills

Volume Four Single Copies 5c Beverly Hills, California, Thursday, February 13, 1930 Oxford 2224 Number 37

Civic Center Wins Approval

Model of Proposed Civic Center for Beverly Hills and Groups of Buildings suggested as a idea of what may be achieved. This model will be exhibited at civic and Women's Club meetings throughout the city.



CITY LEADERS WAGE CAMPAIGN

Petitions to be Circulated For Bond Issue Election In April

With unanimity and enthusiasm, and a single dissenting voice or word as to its need or value, some thirty leading citizens and officials of Beverly Hills Tuesday night at the Beverly-Wilshire hotel presented and adopted comprehensive though tentative plans for a civic center of adequate proportions and artistically in keeping with the beauty of Beverly Hills homes and topography.

That much care has been given to the details covering the plan and whatever improvements and what other preliminary work was required from the blue prints and a very wonderful model of proposed buildings located on a five-acre of the ground considered favorable.

Closest effectiveness in carrying each step toward creating the machinery necessary to bring about the realization of the Civic Center for Beverly Hills also indicated that much preliminary work has been done.

A summary of the steps taken at the meeting is as follows: Petitions to be immediately placed in circulation to be signed by 1650 voters who own property at the last general election. This petition to ask the City Council to call a vote in April on a bond issue for \$250,000, covering removal cost of ground and the first buildings.

The organization of the Beverly Hills Civic Improvement Committee, headed by Walter Goodell, to take charge of the campaign for the Civic Center.

The election of Richard Hayes, president to lead a finance committee to provide financial means to trace the movement to a successful issue.

The ground on which it is proposed to erect the Civic Center covers the strip along Burton Way between the Pacific Electric side of way from Canon drive to Rexford drive and that property located by Santa Monica boulevard, Rexford drive, Burton way and Canon drive. The extension of Rexford drive and Canon drive is contemplated, to make the streets through arteries from Santa Monica boulevard to Wilshire boulevard.

The plan is to reduce the present Pacific Electric right of way from sixty feet to thirty feet, by condemnation, making angle parking possible on Santa Monica boulevard in that particular area by the additional amount thirty feet. The grade will be cut down to the present level and steel ballast and gravel to absorb noise. The buildings are to be so designed as to eliminate all street signs, such as is now done in the modern structures of New York and Los Angeles.

The model shown at the meeting revealed a central structure, almost rectangular in shape about a spacious courtyard, all windows opening on this courtyard. At one (continued on last page)

WARNERS BUY THEATER SITE

Corporation Buys Site at Corner Wilshire and Revere Drive

Warner Brothers Beverly Hills theater will be the next addition to the chain of Warner theaters. L. Warner, vice president of the corporation, has announced that Warner Brothers Pacific Coast theaters had acquired from Harry J. Hoyt the property at the southwest corner of Wilshire boulevard and Revere drive and will start at once construction on a \$100,000 seat deluxe theater covering the entire site. It will be the third new theater the greater Los Angeles district to be put into construction by Warner Brothers immediately.

Beverly Hills May Get Big Los Angeles Horse Show

News of a proposed plan to hold the Los Angeles Annual Horse Show in Beverly Hills in the future and the possible creation of a stadium to house the show and other exhibitions of a big nature, was revealed Tuesday night at a public meeting. Several conferences have been held regarding the proposition was also made known. Stanley Anderson was authority for the statement that the Horse Show officials had been sounded and had declared that they favored holding the show in Beverly Hills if a suitable permanent stadium or auditorium could be built. W. W. Moore, who has long been identified with the Horse Show association and who has always been an active factor in its activities is declared to favor the plan. Marco H. Hellman is also reported to have

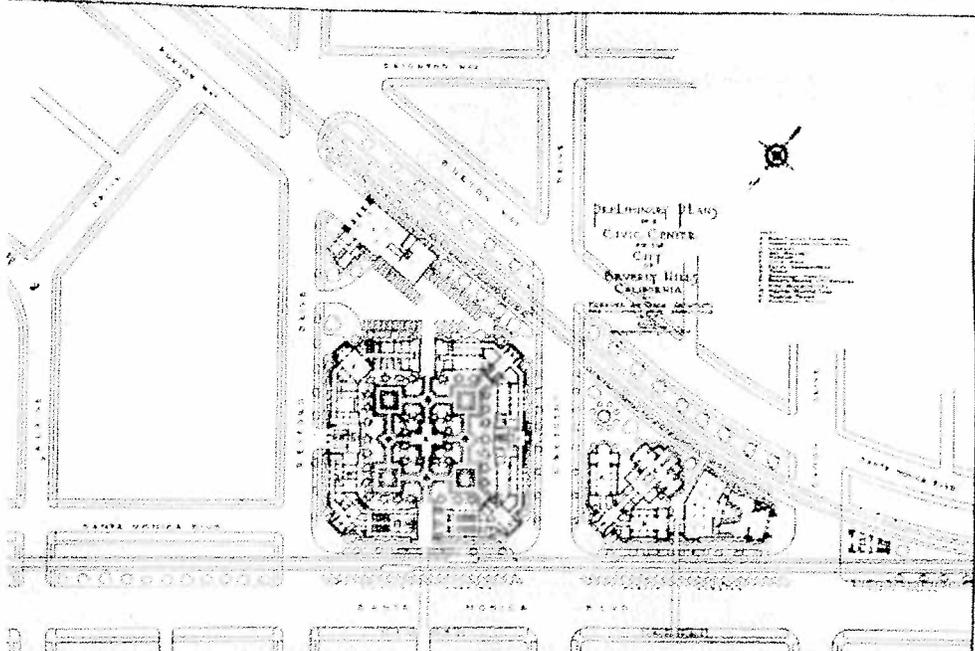
discussed the matter with local business men. If the Pacific Electric property is taken over for Civic Center purposes it would have a little over three-four acres belonging to the Sun Lumber Company. It is this location that has been discussed very favorably as the future site for the Horse Show stadium. Joined to the Civic Center it would constitute an addition that would give Beverly Hills a group of buildings it might well be proud of.

TEXAS SOCIETY TO MEET FRIDAY IN LOS ANGELES. Entertainment by Mrs. Guy F. Bush will feature the program of the Texas Society Friday evening at 1137 South Hope street. Lynton Black, president of the society, urges all Texans to attend the program and Valentine dance.

BEKINS COMP'Y LEASE BUILDING

Storage Company Plans to Remodel Old Building on Canon Drive

The Bekins Van and Storage Company of Los Angeles have taken a long lease on the building on Canon drive that was formerly occupied by the Beverly Hills Storage company. The Bekins Company plan to completely remodel the entire structure. The past four months show an increased activity on Canon drive, as several firms have erected new buildings and the street is rapidly filling up, which compares favorably with the increased building activity in other parts of the city.



Map showing proposed location of Civic Center and buildings it is planned to erect.

THE BEVERLY HILLS CITIZEN

OFFICIAL NEWSPAPER OF BEVERLY HILLS

VOLUME IX Single Copy Ten Cents

BEVERLY HILLS, CALIFORNIA, THURSDAY, APRIL 28, 1937

Telephone OXford 6114 N

BEVERLY HILLS MASTERPIECE OF CITY PLANNING

DEFIES WORDS TO DESCRIBE BEAUTY

Considered Ideal Residential Spot of Country

ESTABLISH MANY HOMES

Variety of Architecture Adds to Scenic Value

How many Beverly Hills be described as that one who has never visited this beautiful city. In the business of Los Angeles, nestled at the base of the Hollywood and Santa Monica Mountains and reaching far up into their lower hills and canyons, may exist an abstract idea of it. It has to be visited and explained to paint the whole picture on the mind, but there are so many distinctive features that may be described, that at least a partial mental vision of this most beautiful and lovely community in Southern California may be had.

These distinctive features may be listed as: beautiful location of scenic charming vistas in all directions, streets not laid out in the usual checkerboard fashion entirely flat as the higher ground is approached, following the contour of the gentle hills; hundreds of shade trees of tropical and semi-tropical varieties lining the streets on both sides, streets all paved and kept clean; beautifully landscaped estates and homes, with trees and shrubs of great variety and beauty; residence of striking architects, Spanish, English, Italian, Colonial, Renaissance, of every kind and color, ranks of striking beauty; schools of impressive architecture, landscaped and with ample playgrounds; fine churches; hotels of the highest quality catering to tourists and both summer and winter visitors; very large modern theaters, a city hall of impressive and commanding dimensions; two of the chief municipalities from the heart of Los Angeles to the beaches, at Santa Monica, Ocean Park and Venice, converging in the very center of the city; paved drives penetrating the mountains and the districts made famous by the partial estates of the most noted stars and producers of the Hollywood film industry; miles of amazing traffic paths and trails for recreation, both in the city and adjacent mountains.

Climate Favorable

Delightful and inviting as all this may seem, it is emphasized and made possible by climatic conditions. All that has been said and written about the climate of Southern California in general, applies to this particular spot, with an emphasis that can be laid upon few other places. Not all localities in the general Los Angeles region are alike in their volume and distribution of moisture, temperature and sunshine, which have an excess of one and a half feet of rain. Beverly Hills has more than all in an ample and proportionate degree.

This elevation is high enough to receive the cooling breeze from both ocean and mountains in summer, with sufficient moisture in the air to make it refreshment, but not in the day to add humidity to the temperature by evaporating moisture. It also escapes the frosts that at times destroy the lower levels the most tender flowers and shrubs. It is this combination of most climatic factors for vigorous growth of tender vegetation which accounts for the wonderful homes and parks and streets adorned with trees too tender to endure a frosty climate.

When the visitor is told that these wonderful homes, seen in their surrounding foliage, have the appearance of estates which have elsewhere required many years to produce, are few of them ten years from a complete state of nature, and most of them but the year or two, he marvels and begins to realize what climatic means in beautiful

Photo-Diagram Shows Civic Center Buildings



Beverly Hills' new million dollar civic center will be constructed about the new city hall which now serves as a nucleus. A new central fire station nears completion and plans for a \$100,000 postoffice for the site have been approved. This photo-diagram shows the two first buildings as they will appear when completed and landscaped. The drawing was executed on an airplane photo. Seymour Thomas, landscape architect for the site, made the drawing.

the home and rendering life in Beverly Hills both comfortable and delightful.

Residential City

From all this it may easily be seen that Beverly Hills is not a workshop, but a strictly residential community so attractive and so desirable in all its aspects, that large numbers of its people have come here just to live and enjoy life, while most of the others find here a home, while their business and employment is elsewhere, of course. Here is local business and employment for those who cater to the needs of the community: fine stores, large banks, service institutions and professional men and women, but is primarily and ideally a place in which to make a home of the highest type, isolated from the busy work, the noise, the dust and the annoying distractions of our modern life.

This town aspect is the chief argument that has led to the creation of so many costly estates and residences with ample grounds for beautiful landscaping with rare trees, shrubs and flowers. Perhaps it would be impossible to find elsewhere in the world a community of so large population whose residences average so high in cost and are as a whole so charming in their

architecture, and ornamentation. These homes are occupied by many of the leaders in the business, industrial, financial and professional world in Los Angeles and other adjacent communities and even at great distances. Some whose interests are located on the Atlantic coast maintain several homes here, which they occupy as much of the time as possible and to which they come permanently as soon as they retire from business or their personal presence there is no longer required.

Stars Attract

Not only because of the allurement of residential charm and home life but because of accessibility to the surrounding cinema studios, have large numbers of the most noted and successful stars of the movie world created or purchased fine homes in Beverly Hills. It is almost like calling the roll of those whose names have become household words both at home and abroad, to list the names of such home owners here. And besides those so well known from screen stories and portrait depictions in the newspapers and magazines, there are many others of importance in the movie production, such as directors and writers, not so well known to the public, but even more

important in the cinema industry. Approximately 500 of such well-known stars, producers, directors and writers have homes here to the value of \$15,000,000, and own \$4,000,000 more of business property. This shows their desire to remain here and their belief in its permanent desirability as a residence and the investment value of property.

Among those of movieland who have homes in Beverly Hills may be named Douglas Fairbanks and his wife, Mary Pickford, Will Rogers, who also has a cabin nearby, Charles Chaplin, Harold Lloyd, Jean Harlow, from M.K. John Gilbert, King Vidor, Barbara Stanwick, Jack Conway, Bill Bennett, Ford Stutz, Carl Laemmle, Frances Marion, Buster Keaton, George K. Arthur, George Fitzmaurice, Winfield Sheehan, Jack Warner, Thelma Barn, Richard Barthelmess, Wallace Beery, Edmund G. Bruce, Helen Chadwick, Lew Cody, Bryant Washburn, Marlon Davies, Pauline Frederick, Lillian Gish, Constance Griffith, Eddie James, Leslie Jay, Laura LaPlante, Edmund Lowe, Victor McLaglen, Shirley Mason, Percy Faith, Miller Owen and Tom Moore, Jack Minkoff, Conrad Nagel, Harlow, Norman House, Frances Marie Brown, Norma Shearer, Pauline Stark, Doris Swanson, Robert Dwan, etc.

STAGE AND SCRIP FOLK RESIDE

Their Estates Magnificent Castles of Old

CLUB LIFE IS STR

Churches, Schools, Par Highly Develop

Henry Wallack and many other well-known South in the world have so many noted and successful in the stage and screen assembled their homes here also as in the late Broadway Valley.

Homes Like Parks

Many of the homes and of Beverly Hills, both in scenic sites and healthy profession and business, are like parks in their landscape care. Even the spacious lawns occupying less ground than the same sized plots that would be known North in the world have so many noted and successful in the stage and screen assembled their homes here also as in the late Broadway Valley.

Another feature of Beverly life is the great number of horses used for riding. It is more people indulge in equestrian than in any other form of the outdoor sports. It is estimated that there are over 100,000 head of horses in the Los Angeles area. In the center of the city, in with prices and with a fine trail through a part of the metropolitan portion of the city, miles of trails lead through mountains that are mighty horses and riders. One may see these trails on summer days, for through the forests, an excellent except on the morning.

Many Fine Horses

So many fine horses are kept so great is the interest in such animals, that one of the local clubs of horse shows open every year under the patronage of the Beverly Hills Show Association. These a great variety events of the. It may seem strange for an industry to have more saddle and more automobiles per than any other, but such a unique position of this industry.

Club life is on a very high while historical and other societies have long membership Beverly Hills Women's Club, largest of 14 women's organizations every year under the patronage of the Beverly Hills Show Association. These a great variety events of the. It may seem strange for an industry to have more saddle and more automobiles per than any other, but such a unique position of this industry.

The largest organization is the Beverly Hills Men's which has a fine club at 2500 S. Roxbury Drive, owned by Brookland Club Beverly Hills Rotary, Kiwanis and Lions American Legion Lodge and of the Marine Order, Eastern Star and the Elks neighborhood. Chapter of the B. Sisterhood, Daughters of the San Revolution, Beverly Hills Society Club, Beverly Hills League, the organizations of all the churches, and the I. Teacher Association in connection with the schools.

Rapid Growth

Historically Beverly Hills is not into the past but only small and slow but within a score of years.

Will Rogers' Aid Helps Promote Civic Center



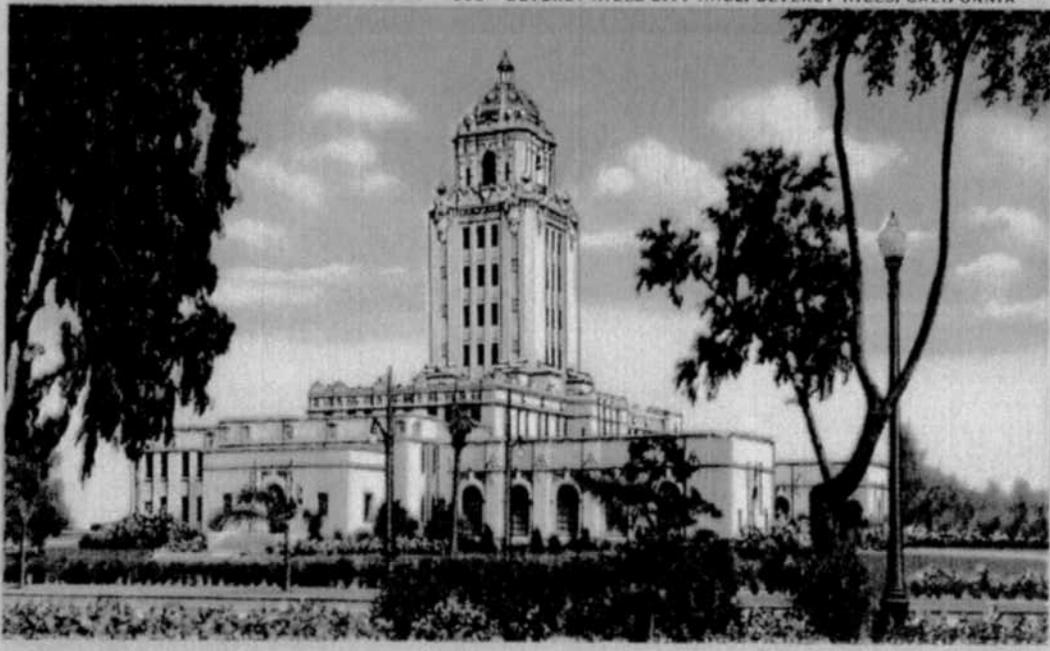
Valuable publicity was given the original civic center idea through the courtesy of Will Rogers, who posed for a number of pictures with the model used in the campaign. One of the photographs is shown herewith. Although the general design of the buildings has been changed, the idea and the site are essentially the same as originated two years ago. Street openings have been carried out practically as shown in model. City hall and central fire station are practically complete, with plans for the postoffice building also nearing completion.

HISTORICAL PHOTOGRAPHS & POSTCARD





865 BEVERLY HILLS CITY HALL, BEVERLY HILLS, CALIFORNIA

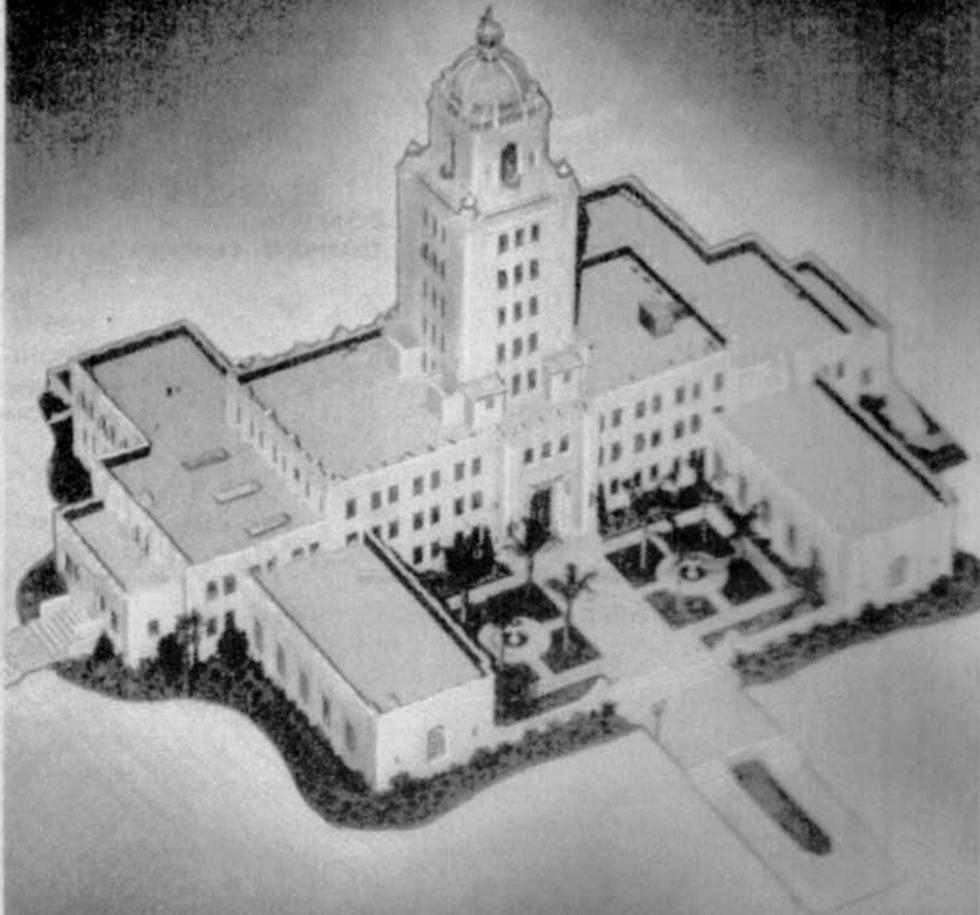


SA 112509

1954

CHARLES B. CASS

MAP of BEVERLY HILLS and SANTA MONICA



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COMPTON
FRESNO
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HOLLYWOOD
LONG BEACH
LOS ANGELES

OAKLAND
PASADENA
PHOENIX, ARIZ.
SACRAMENTO
SAN BERNARDINO
SAN DIEGO

SAN FRANCISCO
SANTA ANA
SANTA BARBARA
SANTA MONICA
VAN NUYS —
SHERMAN OAKS

WILMINGTON

MAR 20 1955

CONSTRUCTION PLANS

EXPOSED REINFORCING

CONCRETE

STEEL

WOOD

GLASS

PAINT

PLASTER

CEILING

FLOOR

WALL

DOOR

WINDOW

STAIR

ELEVATOR

MECHANICAL

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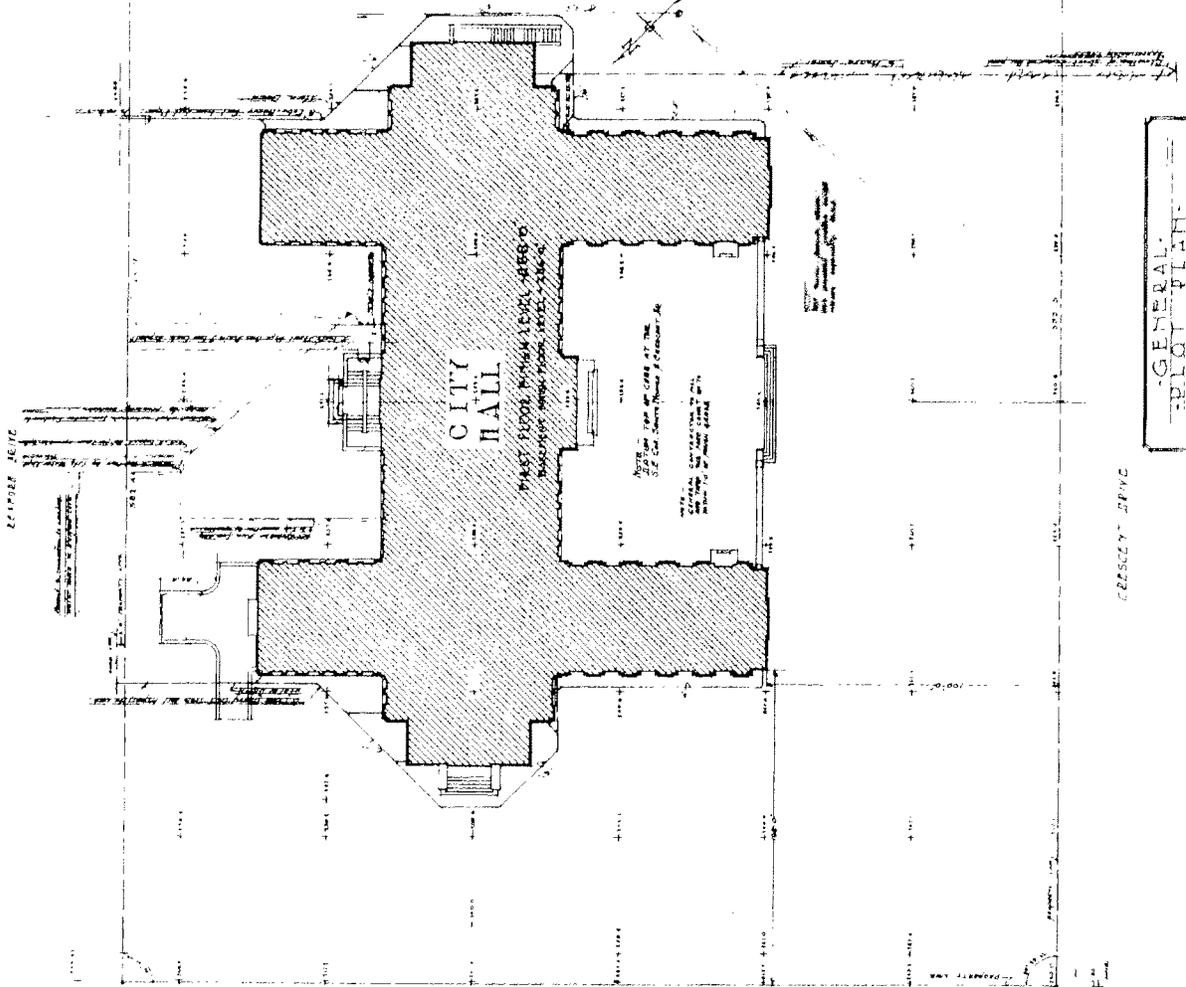
PLUMBING

HEATING

Cooling

Lighting

Sound



CITY HALL

FIRST FLOOR FINISH LEVEL - 488.60
BASELINE - 100.00
ELEVATION - 288.60

NOTE: THE AREA AT THE
CORNER OF THE BUILDING IS
TO BE USED AS A
PARKING GARAGE.

GENERAL
FLOOR PLAN
ONE SIXTIETH INCH SCALE

DATE: 1912
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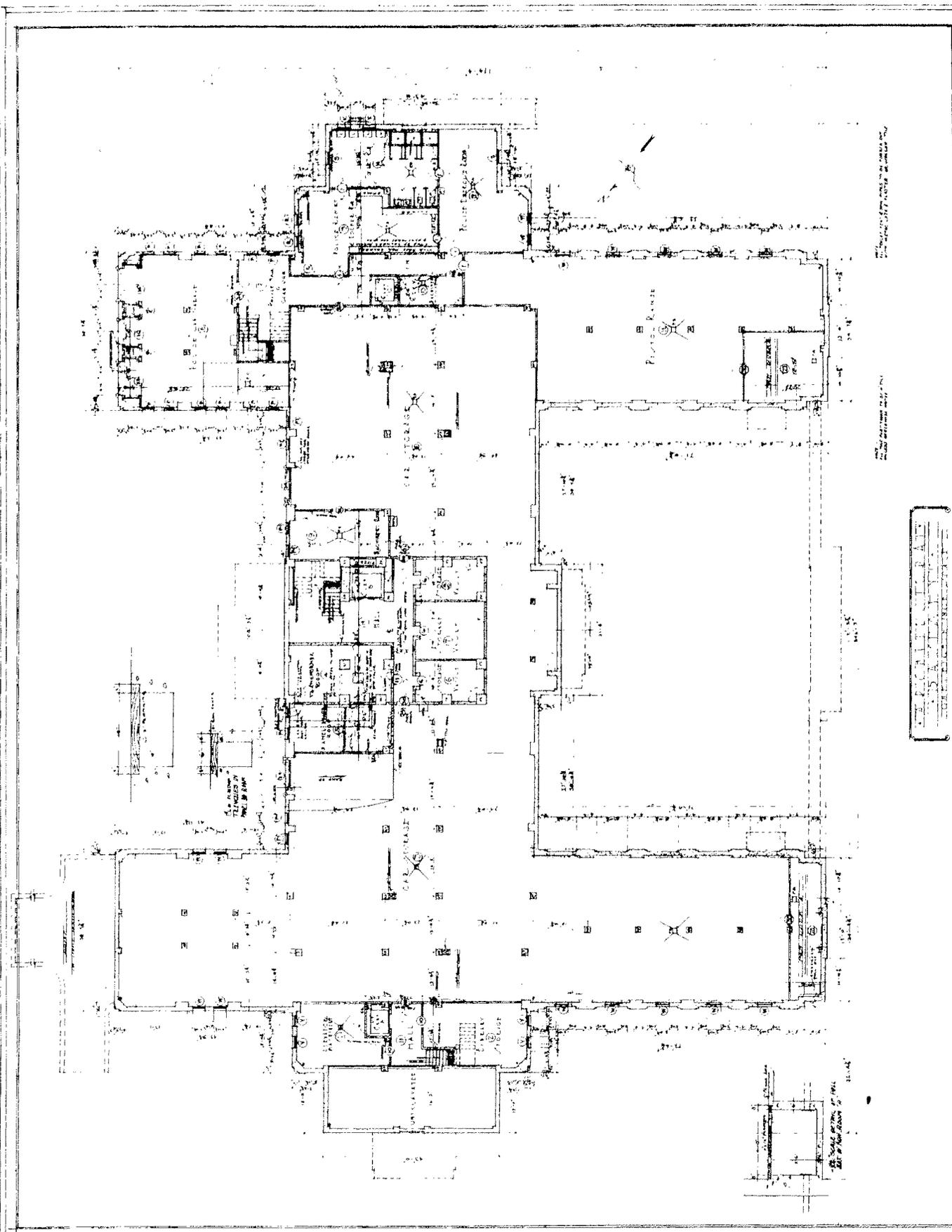
ENGINEER: [Signature]
ARCHITECTS: [Signature]

WILLIAM W. C. CITY HALL BUILDING
THOMAS G. GORDON AND W. H. GAGE
ARCHITECTS

WILLIAM W. C. CITY HALL BUILDING
THOMAS G. GORDON AND W. H. GAGE
ARCHITECTS

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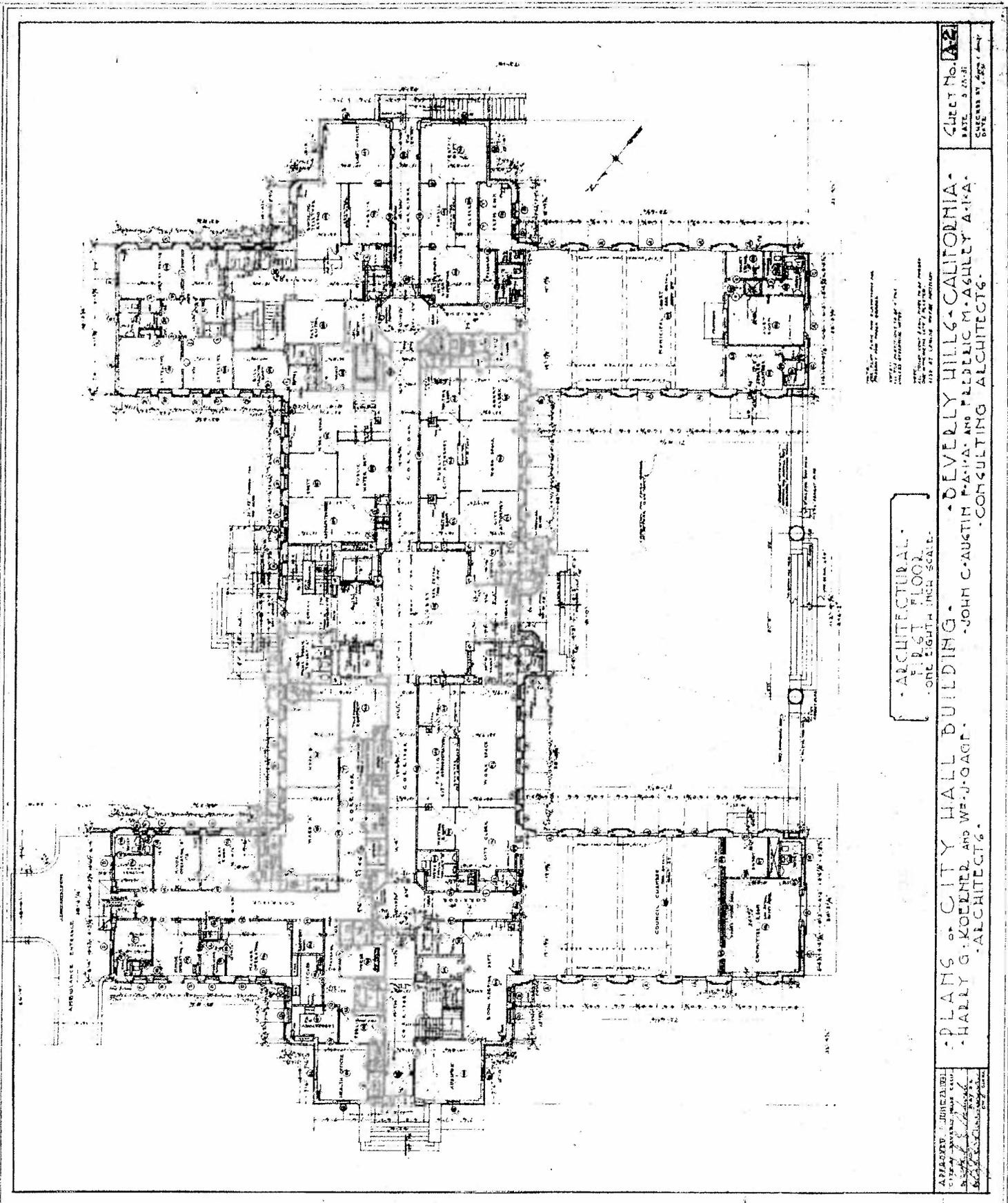
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Sheet No. **A-1**
 CITY HALL BUILDING
 SAN FRANCISCO, CALIF.

PLAN OF CITY HALL BUILDING
 HARRY G. KOERNER AND W. J. GAGE
 ARCHITECTS
 JOHN C. KAUFMAN
 CONSULTING ARCHITECTS

APPROVED - JUNE 23 1911
 HARRY G. KOERNER
 ARCHITECT



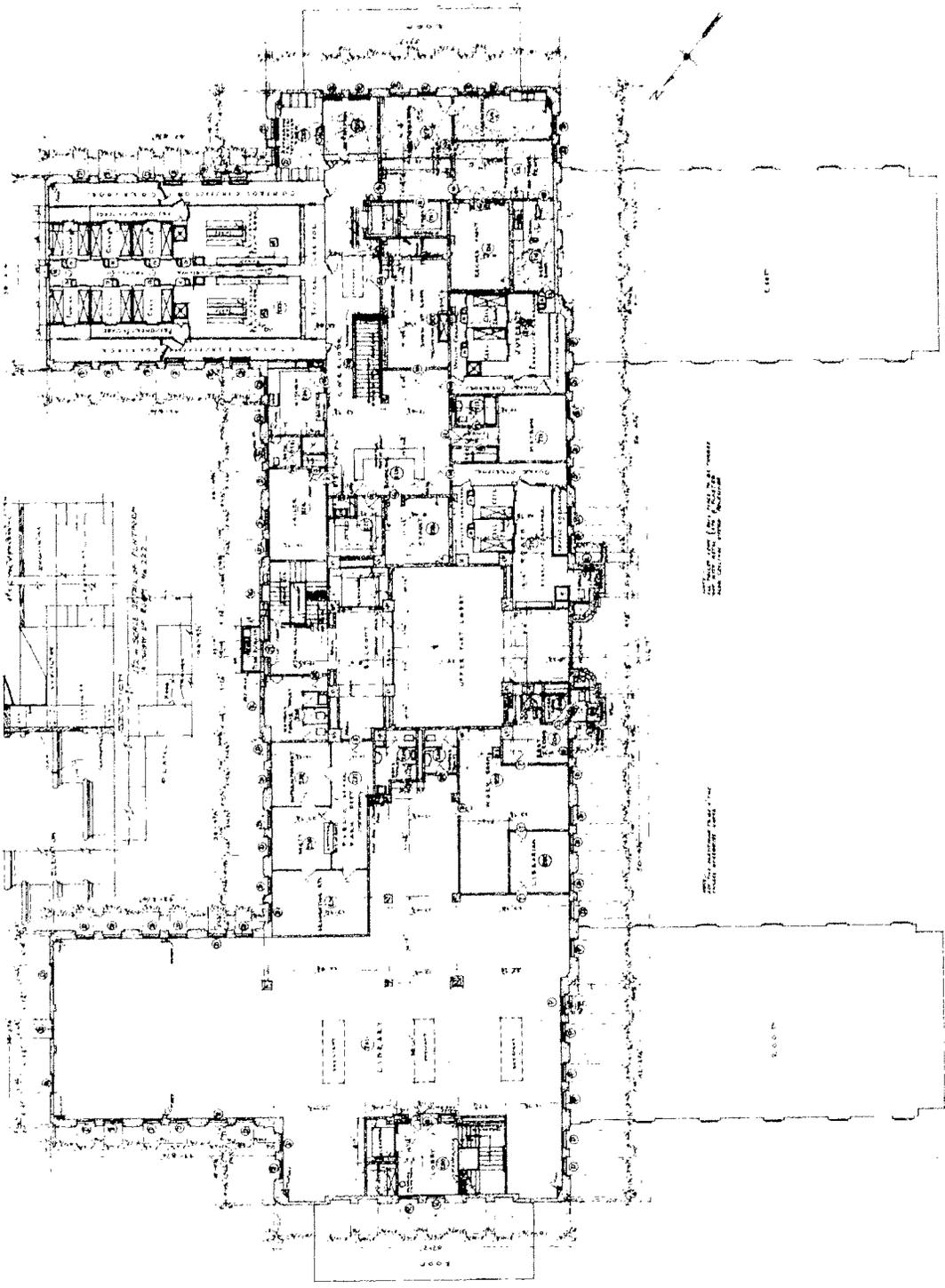
ARCHITECTURAL
 FIRST FLOOR
 ONE EIGHTH INCH SCALE.

PLANS OF CITY HALL BUILDING.
 HALLY G. KOEHLER AND W. J. O'CONNOR.
 ARCHITECTS.

BEVERLY HILLS - CALIFORNIA.
 JOHN C. AUGUSTIN P.A.S.P.A. AND FREDERIC M. AGUILY A.I.A.
 CONSULTING ARCHITECTS.

Sheet No. **A2**
 DATE: 3-20-38
 DRAWN BY: J.S.P. / J.W.

APPROVED: JUNE 23, 1938
 CITY ENGINEER
 [Signature]



THE CHITICHEAD
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APPROVED: JUN 23 1952
 CHARLES G. KEEFER
 ARCHITECT

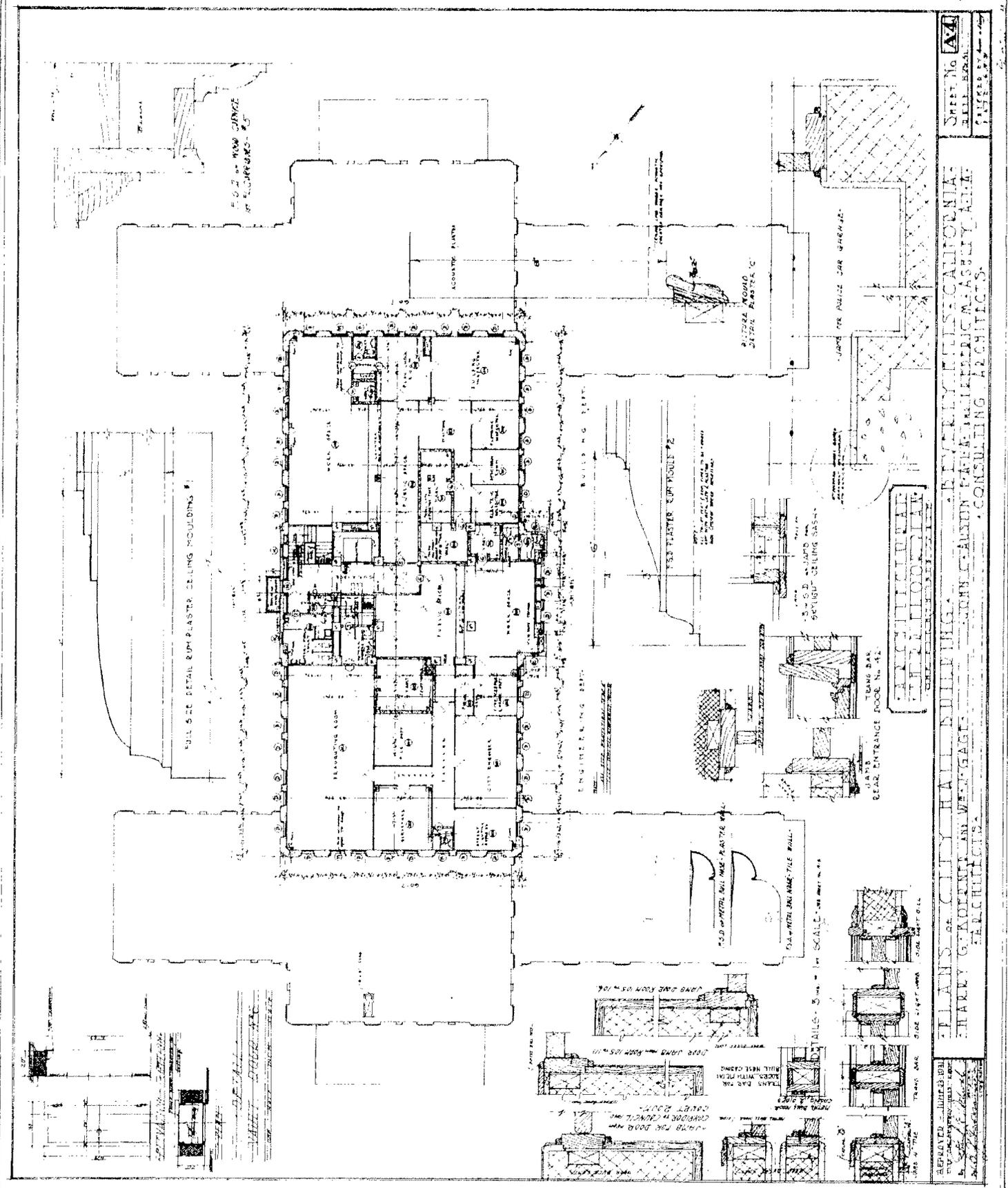
PLANS OF CITY HALL BUILDING
 CHARLES G. KEEFER AND W. J. GAGE
 ARCHITECTS

JOHN C. AUSTIN F.A.I.A. AND FREDERIC W. ASHLEY A.I.A.
 CONSULTING ARCHITECTS

SHEET No. 13
 DATE 1952
 ENGINEER BY

PLANS OF CITY HALL BUILDING, BEVERLY HILLS, CALIFORNIA
 SHAW, GOFFERTY AND WESSGATE ARCHITECTS, CONSULTING ARCHITECTS

REVISED - UNDESIGNATED
 BY ARCHITECTS
 DATE 1/15/54
 BY *[Signature]*
 DATE 1/15/54



FULL SIZE DETAIL REAR PLASTER CEILING MOULDING #1

ENGINEERING DEPT.

PLASTER CEILING MOULDING #2

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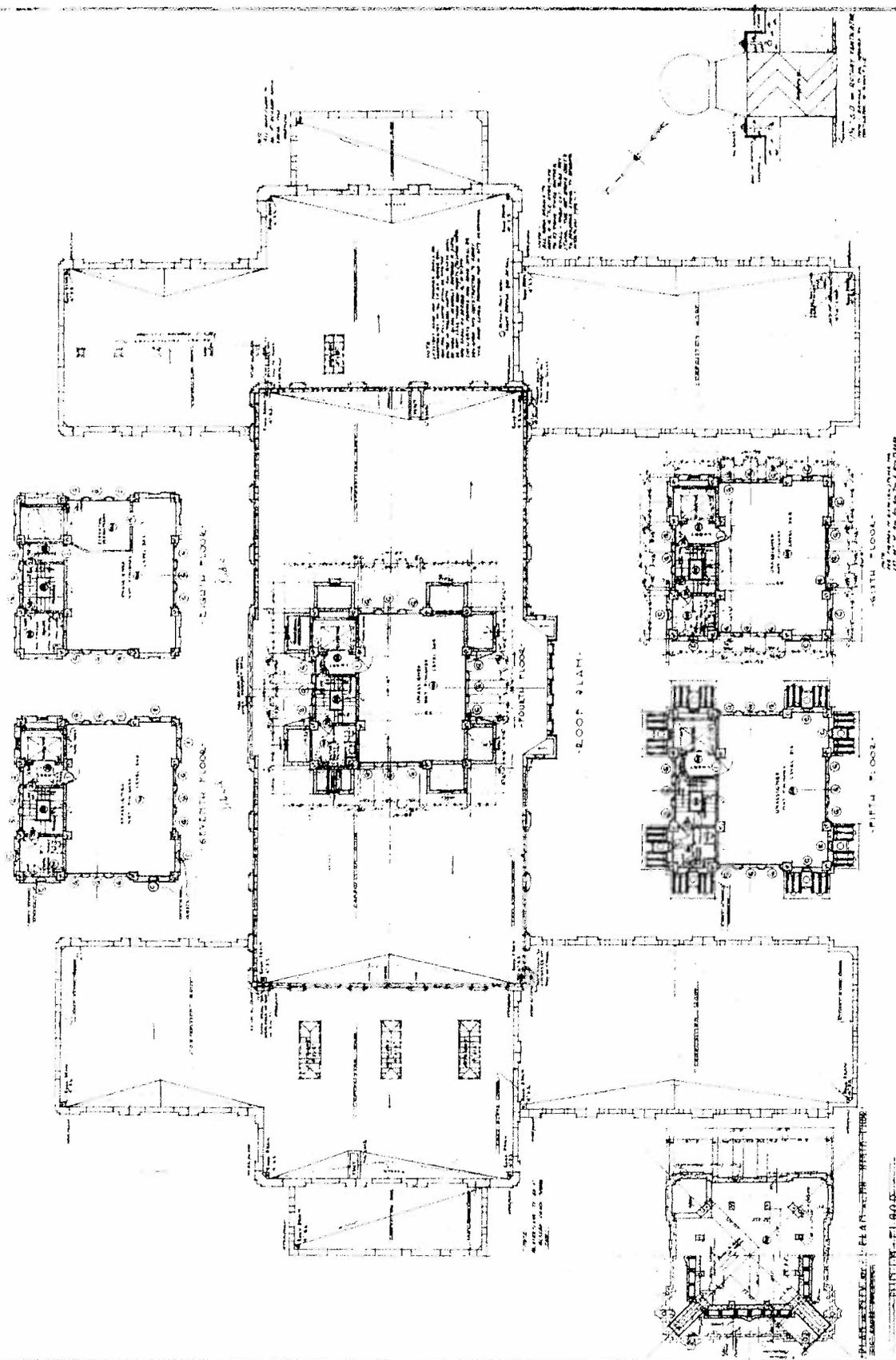
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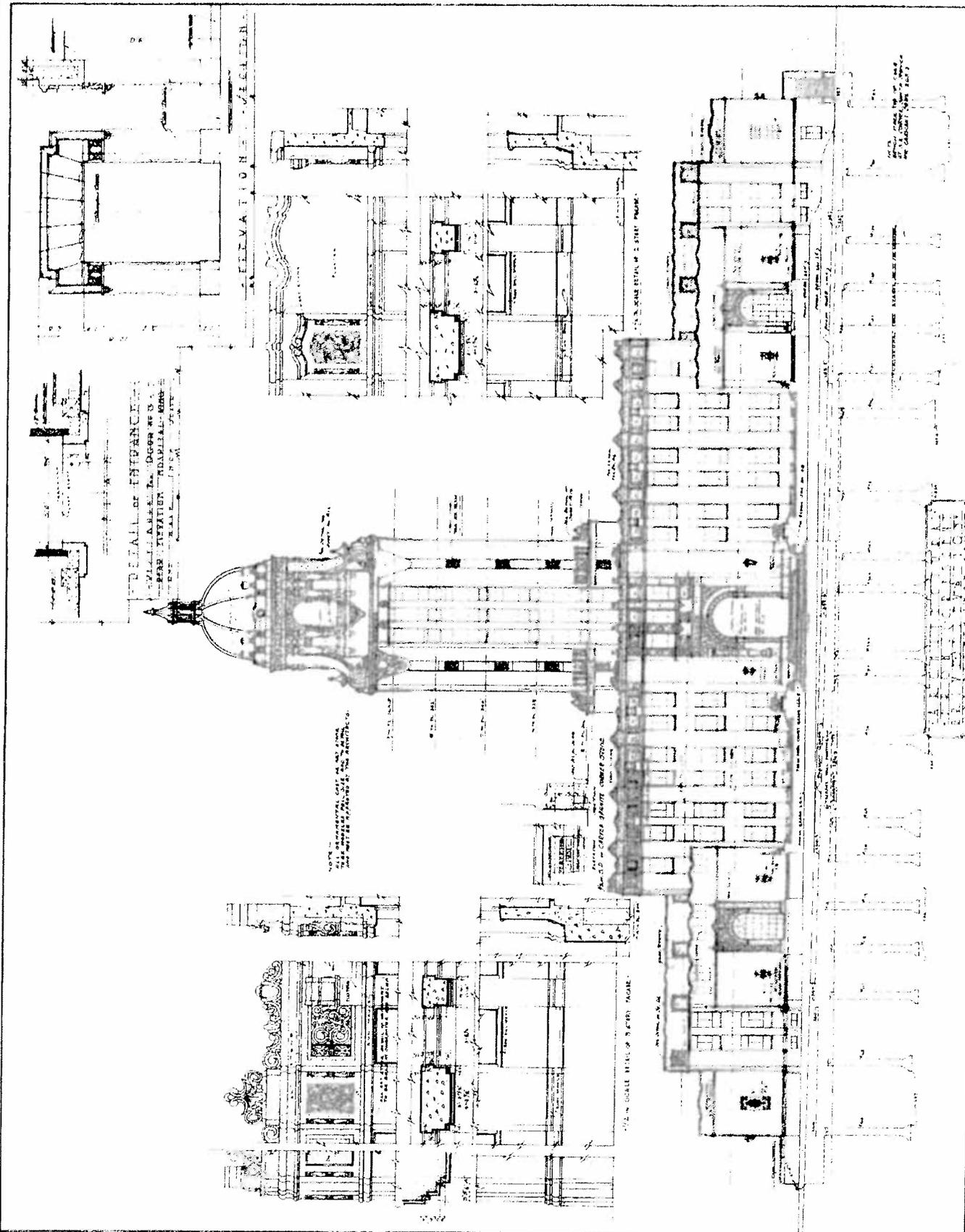


PLAN OF CITY HALL BUILDING
 HENRY G. WOODRUFF AND PARTNERS ARCHITECTS
 400 N. 5th St. S.F. CALIF.

SHEET NO. A5
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 DRAWN BY: [Signature]

PLANS OF CITY HALL BUILDING
 HENRY G. WOODRUFF AND PARTNERS ARCHITECTS
 400 N. 5th St. S.F. CALIF.

HENRY G. WOODRUFF AND PARTNERS ARCHITECTS
 400 N. 5th St. S.F. CALIF.



DETAIL OF ENTRANCE
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 8 IN. THICK
 12 IN. HIGH

ELEVATION - WESTERN

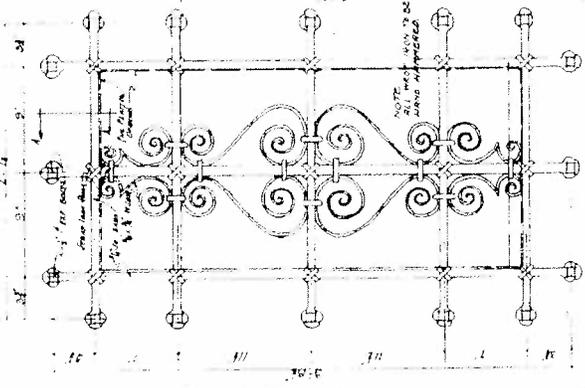
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7/8 IN. SCALE (SEE PAGE 1)

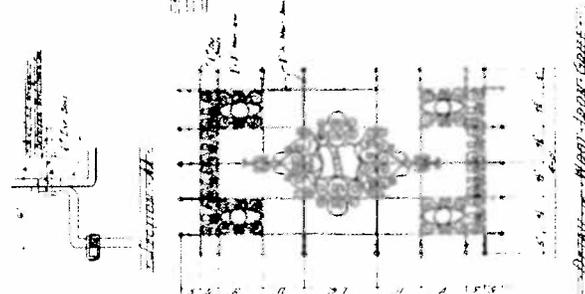
APPROVED JUN 23 1911
 JOHN G. JUSTICE ARCHT. & ENGRS.
 1000 MARKET ST. S.F. CALIF.

PLANS OF CITY HALL BUILDING
 JOHN G. JUSTICE ARCHT. & ENGRS.
 1000 MARKET ST. S.F. CALIF.

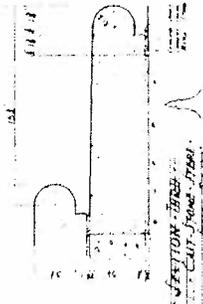
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 JULY 1911
 SHEET 1001



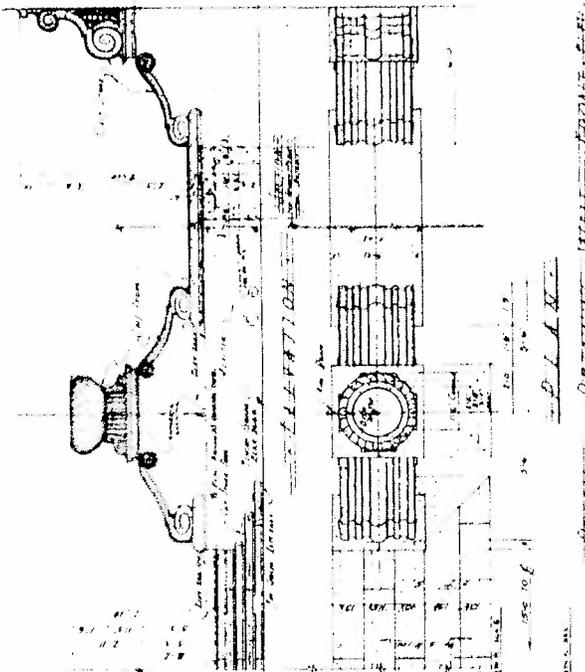
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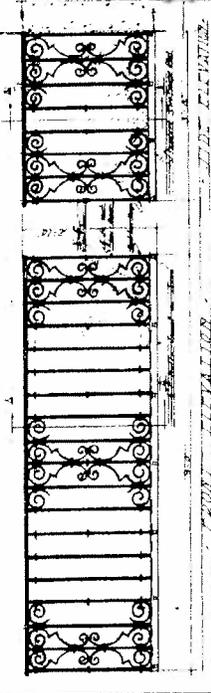
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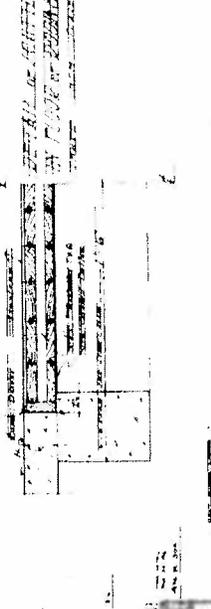
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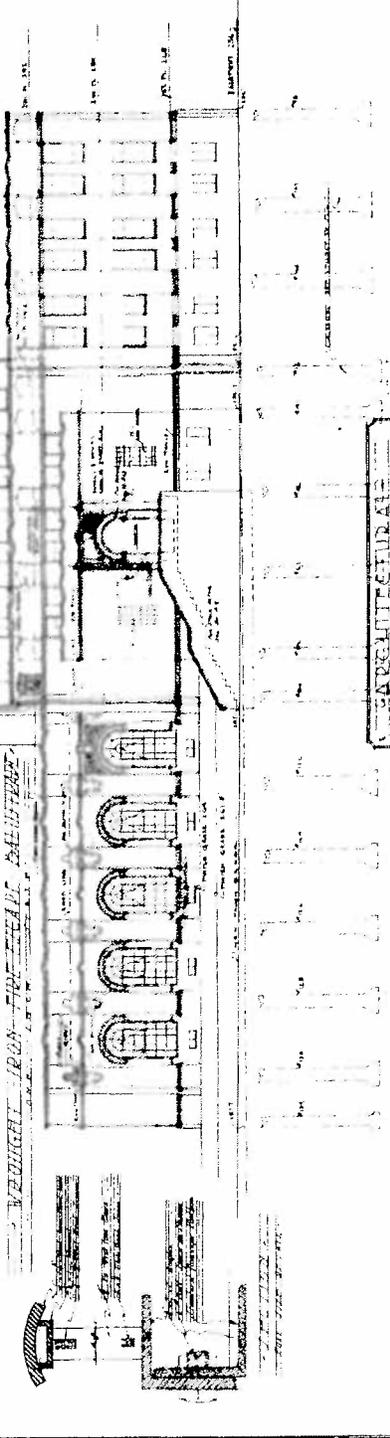
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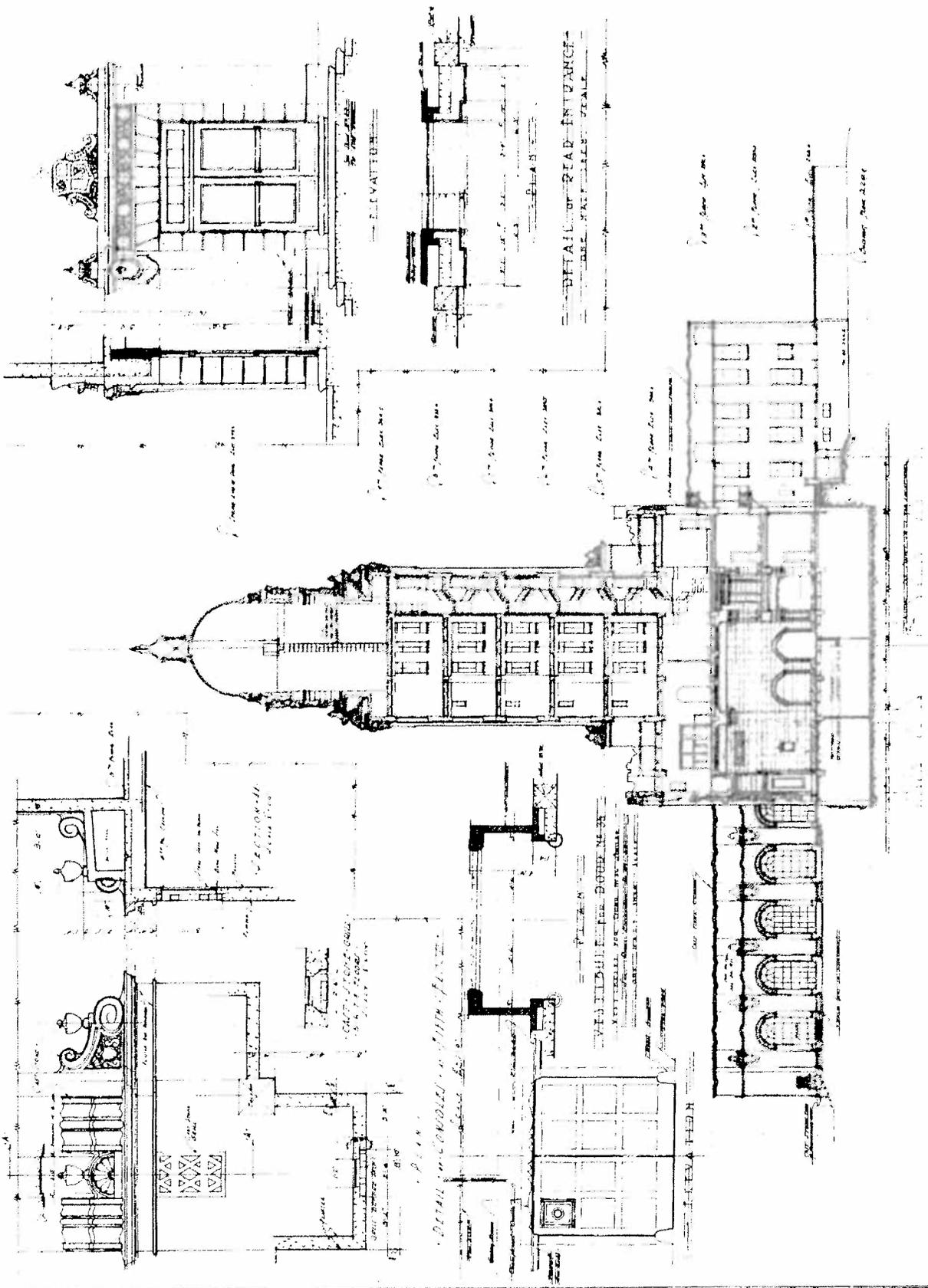


DETAIL OF BUILDING FACADE
SCALE 1/8" = 1'-0"

ARCHITECTS
CITY OF LOS ANGELES
100 N. MAIN ST.

ALAN D. WATSON, ARCHITECT
100 N. MAIN ST., LOS ANGELES, CALIF.

ARCHITECTS
CITY OF LOS ANGELES
100 N. MAIN ST.

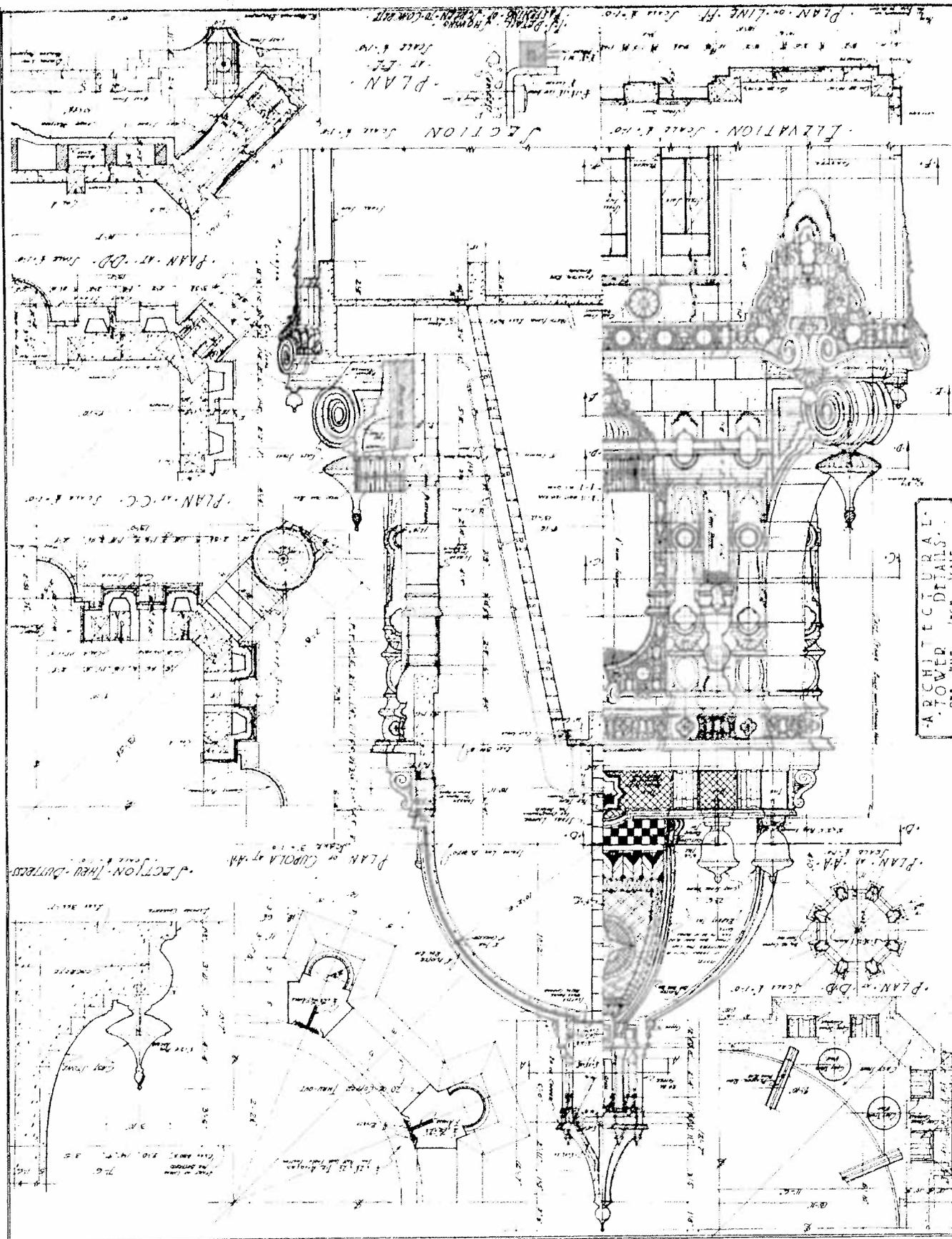


SOUTH ELEVATION OF CORNER OF
 CHAMBER FLOOR TO OCCUPY

SHEET No. **A10**
 DATE 5/23
 DRAWN BY

PLAN OF CITY HALL BUILDING - BEVERLY HILLS - CALIFORNIA -
 HARRY G. KOERNER AND W. J. GAGE - ARCHITECTS.
 JOHN G. AUSTIN, R. A. P. A., AND FREDERIC M. ASHLEY, A. I. A. A.,
 CONSULTING ARCHITECTS.

APPROVED: JUNE 21, 1911
 CITY OF BEVERLY HILLS
 BY: *[Signature]*

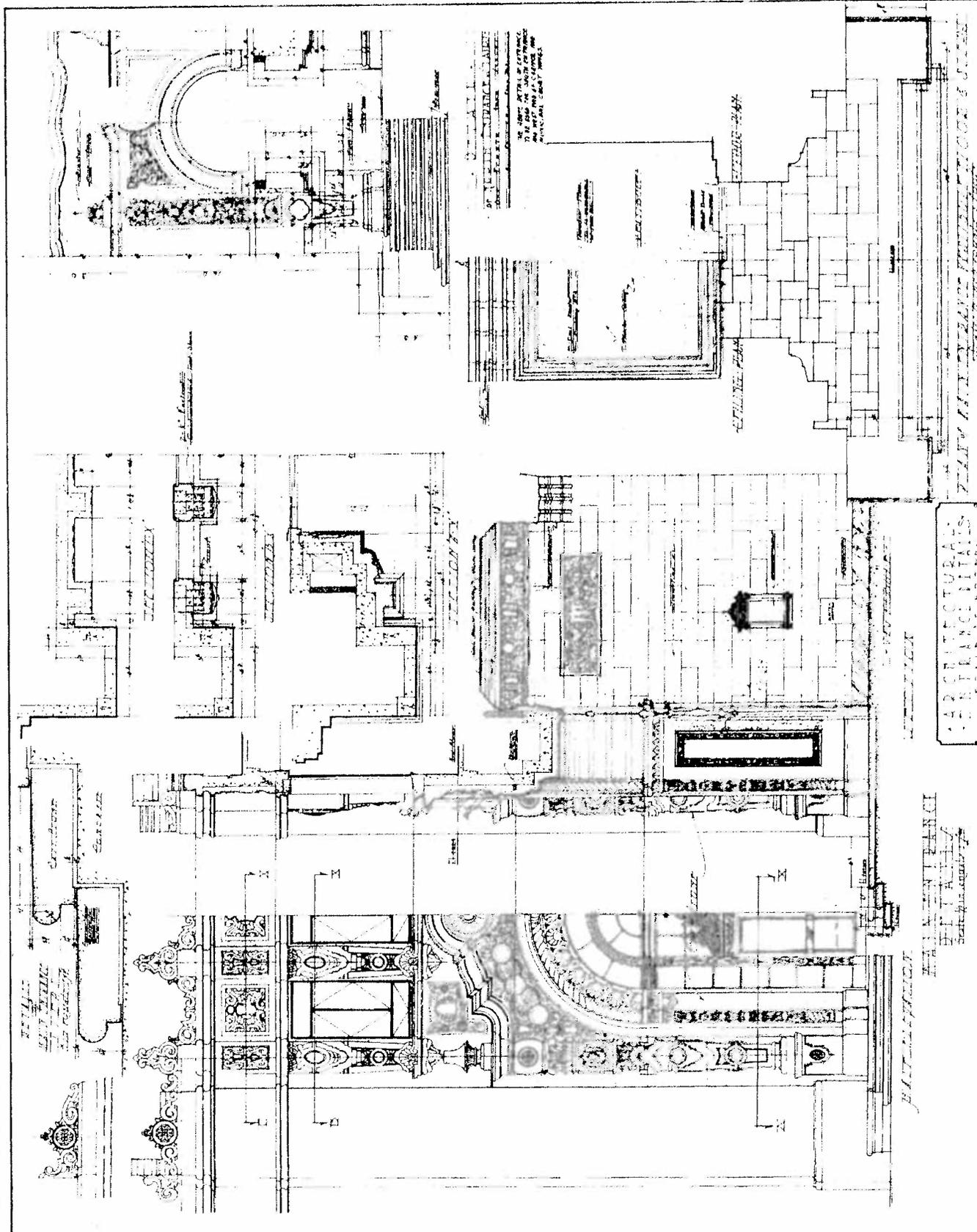


SHEET NO. 12
 ARCHITECTURAL
 DRAWINGS

ARCHITECTURAL
 TOWER
 ONE HALF
 INCH SCALE

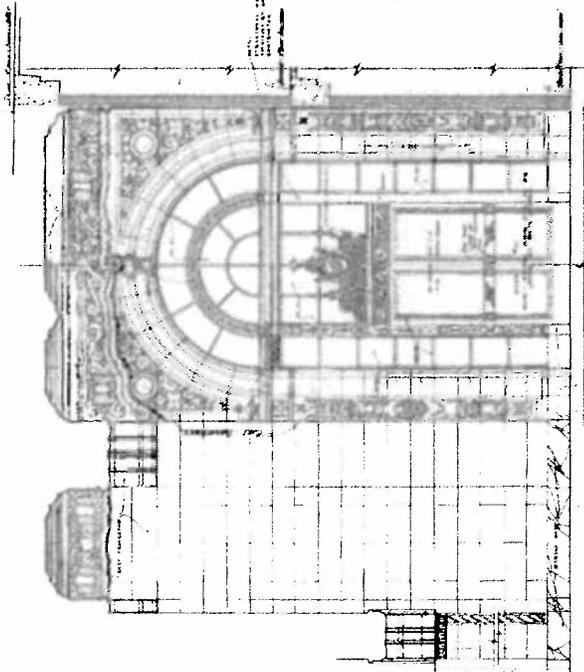
PLANS CITY HALL BUILDING
 JOHN G. MOHR AND W. STANGE
 ARCHITECTS

APPROVED
 JOHN G. MOHR
 ARCHITECT

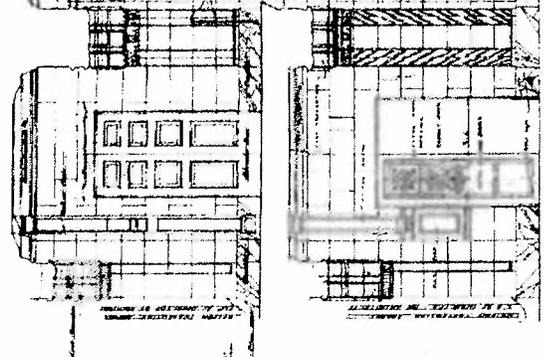


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 CITY HALL BUILDING
 SAN FRANCISCO, CALIF.

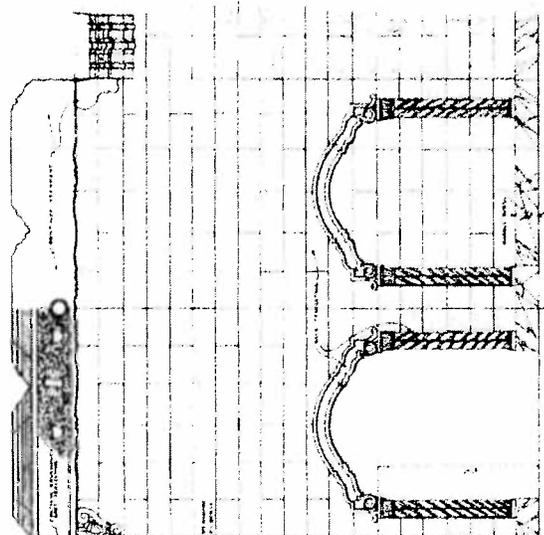
JOHN C. MOYNER AND W. J. GEIGY
 ARCHITECTS.



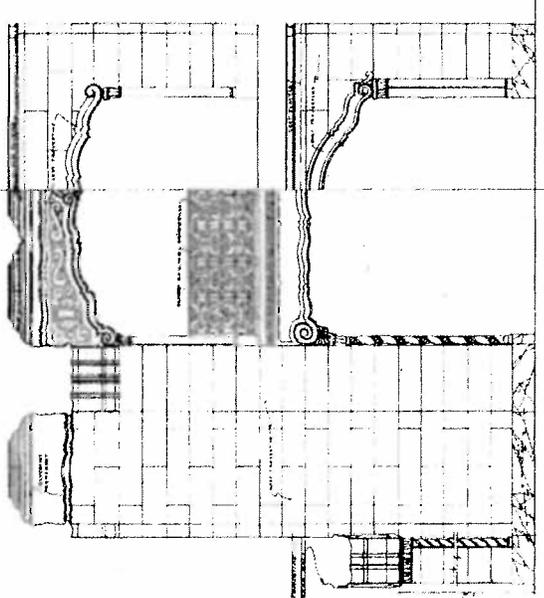
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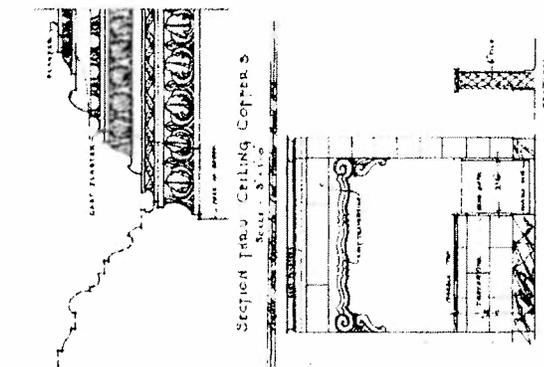
SECTION THRU LOBBY LOOKING SOUTH



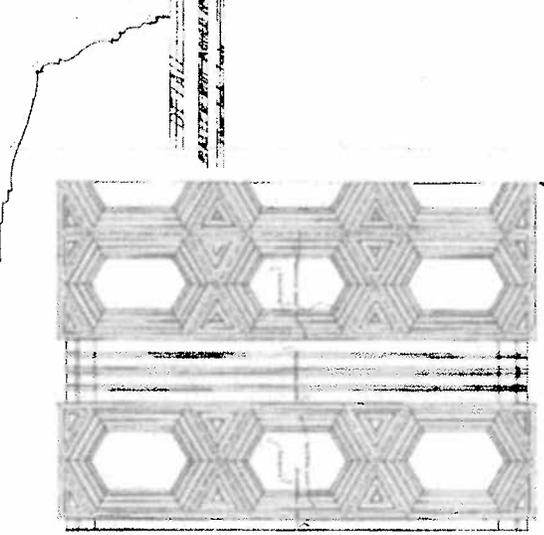
SECTION THRU LOBBY LOOKING EAST



SECTION THRU LOBBY LOOKING EAST



SECTION THRU LOBBY LOOKING EAST



ONE HALF CEILING PANEL OF LOBBY

APPROVED - JUNE 23 1931
 CITY OF SAN FRANCISCO
 BY [Signature]

ARCHITECTURAL
 LOBBY DETAILS
 ONE-HALF INCH SCALE

PLANS OF CITY HALL BUILDING
 HARRY G. MOERNE, AND W. G. GAGE
 ARCHITECTS

DEVERLY HILLS, CALIFORNIA
 JOHN C. AUSTIN, F.A.A., AND FEDERICA ASHLEY A.M.A.
 ARCHITECTS

SHEET NO. 10
 PLAN 3
 24 1/2 x 36 1/2

1931/23 P-443

OSTASHAY & ASSOCIATES CONSULTING

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