

**GAGE HOUSE**  
2706 S. Wigtown Road  
CHC-2016-803-HCM  
ENV-2016-804-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination
5. Opposition Letter from Property Owner

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-803-HCM  
ENV-2016-804-CE

HEARING DATE: May 19, 2016  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
EXPIRATION DATE: May 31, 2016

Location: 2706 S. Wigtown Road  
Council District: 5  
Community Plan Area: West Los Angeles  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Westside  
Legal Description: TR 7264, Block 4 Lot 9

PROJECT: Historic-Cultural Monument Application for the  
GAGE HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Sang Ik and Hyeong Sik Hahn  
21985 Regnart Road  
Cupertino, CA 95014

APPLICANT: James Ryan  
14015 Aubrey Road  
Beverly Hills, CA 90210

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP  
Director of Planning

[SIGNED ORIGINAL IN FILE]

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

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Shannon Ryan, City Planning Associate  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

- The Gage House "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of the Tudor Revival style.
- The Gage House is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as the work of master architect William J. Gage.

## CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## SUMMARY

The 1933 Gage House is located at 2706 Wigtown Road in Cheviot Hills. It was designed by architect William J. Gage likely for the Knudsen family, owners of the successful Knudsen Dairy Company. On March 11, 1934 The *Los Angeles Times* published a brief article featuring the house and William Gage. It included a photo showing the front façade, which appears identical to the house as it is today, 82 years later.

The two-story, single-family property has an irregular footprint and faces southwest. The house is of wood frame construction that is sheathed in a mixture of half-timbered stucco, clapboard siding, and brick veneer. The Tudor Revival style home retains many of its original features including a steeply pitched roof, brick veneer, half-timbering, projecting window bays, exposed eaves, cantilevered second floor pop-outs, leaded glass casement windows, attached two car garage, and an overall asymmetrical form. Many original interior features remain including the gabled double height living room with exposed wooden beams, wainscoting, hardwood floors, and built-ins. The limited alterations to the house include a kitchen remodel in 1954 and the installation of a light weight concrete tile roof in 2001.

The property is located within the Cheviot Hills Planning District, which was identified through the citywide historic resources survey, SurveyLA, as a "good example of a residential subdivision from the early 20th century" that "represents residential patterns of development in West Los Angeles." Too many of the houses in the district have been altered for it to qualify to be a National Register Historic District.

William J. Gage studied architecture at the University of Illinois before being employed in 1911 by Long, Lamoreaux and Long in Minneapolis, Minnesota. Gage then worked for firms in St. Paul, Minnesota and Fargo, North Dakota before moving to Los Angeles via Seattle. He received his certificate to practice architecture in California in 1921. It was at this time that he

formed his partnership with Harry G. Koerner. One of their early works includes the 1928 Durex Model Home, HCM #1025, in Los Feliz that served as the model home in the newly subdivided Los Feliz Hills residential district created by Durex Quality Homes. Koerner and Gage's best known work is Beverly Hills City Hall, completed 1932. The Spanish Colonial Revival building was believed to be the largest and most costly city hall in the United States at the time. Shortly after the Beverly Hills City Hall construction was completed, Gage was hired to independently design the subject property.

## **DISCUSSION**

The Gage House successfully meets two Historic-Cultural Monument criteria. The Gage House "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of the Tudor Revival style. Character-defining features of the house include a steeply pitched roof, brick veneer, half-timbering, projecting window bays, exposed eaves, leaded glass casement windows, attached two car garage, and an overall asymmetrical form. Aside from some minor alterations to the kitchen and a change in roofing material, the house is very intact and closely matches the historic 1934 photo from the *Los Angeles Times*.

The Gage House is also "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as the work of master architect William J. Gage. William J. Gage is most well-known for designing Beverly Hills City Hall with partner Harry G. Koerner. The pair also designed the Durex Model Home, HCM #1025, in Los Feliz. The Gage House is an example of Gage's work independent of Koerner.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Gage House as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2016-804-CE was prepared on May 2, 2016.

### **BACKGROUND**

On March 17, 2016 the Cultural Heritage Commission voted to take the property under consideration. On April 28, a subcommittee of the Commission consisting of Commissioners Irvine and Kennard visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 5
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PROJECT TITLE Gage House	LOG REFERENCE ENV-2016-804-CE CHC-2016-803-HCM
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PROJECT LOCATION  
2706 S. Wigtown Road

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Designation of Gage House as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the Gage House as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE May 2, 2016
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FEE:	RECEIPT NO.	REC'D. BY	DATE
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CHC-2016-803-HCM

ENV-2016-804-CE

HEARING DATE: March 17, 2016  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 2706 S. Wigtown Road  
Council District: 5  
Community Plan Area: West Los Angeles  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Westside  
Legal Description: TR 7264, Block 4 Lot 9

PROJECT: Historic-Cultural Monument Application for the  
GAGE HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Sang Ik and Hyeong Sik Hahn  
21985 Regnart Road  
Cupertino, CA 95014

APPLICANT: Daniel Martin  
11945 Foxboro Drive  
Los Angeles, CA 90049

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

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\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

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Shannon Ryan, City Planning Associate  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## SUMMARY

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The property is located within the Cheviot Hills Planning District, which was identified through the citywide historic resources survey, SurveyLA, as a “good example of a residential subdivision from the early 20th century” that “represents residential patterns of development in West Los Angeles.”

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## CRITERIA

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## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Gage House</b>		Notable architect/builder	
Other Associated Names: <b>Wigtown House</b>			
Street Address: <b>2706 Wigtown Road</b>		Zip: <b>90064</b>	Council District: <b>5</b>
Range of Addresses on Property: <b>1</b>		Community Name: <b>Cheviot Hills</b>	
Assessor Parcel Number: <b>4318017008</b>	Tract: <b>TR 7264</b>	Block: <b>4</b>	Lot: <b>9</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: <b>Tree in backyard planted by architect William J. Gage</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1933</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <input type="radio"/> Private Development
Architect/Designer: <b>William J. Gage</b>	Contractor: <b>Harold Hansen</b>		
Original Use: <b>Private Residence</b>	Present Use: <b>Private Residence</b>		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Tudor Revival</b>		Stories: <b>2</b>	Plan Shape: <b>Irregular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Brick</b>	
CLADDING	Material: <b>Half timbering</b>	Material: <b>Select</b>	
ROOF	Type: <b>Gable</b>	Type: <b>Select</b>	
	Material: <b>Ceramic tile</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Fixed</b>	Type: <b>Select</b>	
	Material: <b>Wood</b>	Material: <b>Select</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Select</b>	
DOOR	Type: <b>Plank</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

11/14/33	Lay interior tile in kitchen and bathrooms
01/15/54	Remove and replace kitchen cabinets, sink and two windows in kitchen and breakfast nook.
01/15/54	Install electrical plugs in kitchen and oven range over head fan.
04/26/01	Replace roof tiles.
12/15/09	Replace electrical wiring and staircase handrail.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

CITY OF LOS ANGELES  
Office of Historic Resources/Cultural Heritage Commission  
**HISTORIC-CULTURAL MONUMENT  
NOMINATION FORM**



**7. WRITTEN STATEMENTS**

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

**8. CONTACT INFORMATION**

**Applicant**

Name: James Ryan		Company:	
Street Address: 14015 Aubrey Rd		City: Beverly Hills	State: CA
Zip: 90210	Phone Number: (310) 351-4508	Email: telljames@gmail.com	

**Property Owner**

Is the owner in support of the nomination?  Yes  No  Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

**Nomination Preparer/Applicant's Representative**

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form  | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation  |
| 2. <input checked="" type="checkbox"/> Written Statements A and B   | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography   | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos  |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos  |
|   | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.                                     |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.  |

JAMES RYAN

Name:

4/29/16

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012

Phone: 213-978-1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)

**Gage House**  
**2706 Wigtown Road**  
**Architectural Description**

Designed by William Gage in 1933, the large two-story, single-family property is situated on approximately 9,400 sqft (or 0.22 acres) of landscaped land at the southeast corner of Wigtown Road and Lorenzo Place. With an irregular footprint, the monumental structure is capped by steep cross-hipped roofs of slate. The wood-frame building is sheathed with a mixture of half-timbered stucco on both the upper and lower levels with red brick veneer on the lower. Two moderately tall red brick chimney stacks emerge from the roof plane above the living room and den on the north side of the property. One large-paned and three small-paned casement windows are set up on the west facing side of the first floor opening out from the living room and maid's quarters. Two elongated multi-pane bay window are located on both the west, and north facing sides of the first floor, opening out from the living room, and the den. A small circular window framed by stucco also opens out to Wigtown Road from the powder room on the first floor. Architect William Gage had each window in the house made on site by Sash Makers during construction in 1933. The upper level exhibits cantilevered pop-outs with sections of ornate strapwork and varied eave-line heights.

The residence includes 10 rooms, with a building size of approximately 2600 sqft and manicured landscaping. The interior spaces of the first floor include a large vaulted living room measuring 27 feet by 13 feet with a 20 foot exposed Philippine mahogany beamed ceiling. The living room exhibits a mixture of a multi-pane bay window as well as both large and small-paned casement windows. Red brick veneer surrounds a slightly off centered fire place at the north end of the room. Adjacent to the living room is a cozy den with floor to ceiling wood paneling, a multi-pane bay window looking out to Lorenzo Place, a large-paned casement window looking out to the courtyard, and a large dark red brick fire place with antique brass wall sconces. The grand entryway leads to both the dining room, and kitchen. Wood paneled wainscoting surrounds the dining room, with large-pane casement windows looking out to the landscaped backyard, and a beautiful cross beam boxed coffered ceiling. The interior spaces of the second floor include two large master bedrooms with ensuite bathrooms. Each room exhibits hard wood mahogany flooring and a mixture of both large and small paned casement windows, along with intricate built in shelving.

Today the grounds still contain the mature trees that William Gage planted at the time of construction of the residence, as well as thick well-trimmed hedges, pruned shrubs, and a gently sloping manicured front lawn. Hardscape features include a small white picket fence with red brick pillars, a turn-of-the-century gas street lamp, low profile sandstone steps, a paved red brick courtyard and pathway boarded by manicured landscaping in the backyard, a formal paved driveway approached from Wigtown Road that leads directly to the garage structure at the south side of the property.

Upon visual inspection, it is difficult to ascertain the small restorations made to the residence and its immediate environment. All of these appear to have been in-kind restorations sympathetic to the sites overall historic character. Such evident restoration has not significantly compromised the property's original architectural design, historical integrity, or important character-defining features.

One of the best extant early examples of a Tudor style single-family residence in Los Angeles is Gage's house at 2706 Wigtown Road. The residence reflects all the key character-defining features of the style including a steeply pitched roof, brick veneer, half timbering with stucco details, multi-pane casement windows, projecting oriel window bays, ornate strapwork, varied eave-line heights, cantilevered second floor pop-outs, elongated narrow windows with multi-pane glazing, tall red brick chimney stacks, and the overall asymmetrical configuration of its façade.

**Gage House**  
**2706 Wigtown Road**  
**Statement of Significance**

2706 Wigtown Road was designed by William Gage, one of the most famous and decorated architects in the history of Los Angeles. Designer of The Beverly Hills City Hall, a National, State, and Local Historic Landmark. William John Gage was born in New York City on March 8th 1891. He studied architecture at the University of Illinois before being employed in 1911 by Long, Lamoreaux and Long, an architectural firm in Minneapolis, Minnesota consisting of Franklin B. Long, Lowell A. Lamoreaux, and Louis L. Long. A number of the firm's works are listed on the National Register of Historic Places. Gage later joined Ellerbe and Round of St. Paul, Minnesota, from 1912 to 1913, an extremely high profile architectural firm noted for such works as Lambeau Field, home of the Green Bay Packers, and the Mayo Clinic. Towards the end of 1913 Gage moved to Fargo, North Dakota, to work with the architectural firm Haxby and Gillespie. This firm produced a number of important buildings throughout the Midwest including public, educational, commercial, and church buildings, many of which are listed on the National Register of Historic Places. In 1915 Gage formed a partnership with renowned architect Archie DeWitte Ashelman, and built several high profile buildings in the Midwest, many of which are also listed on the National Register of Historic Places. In 1919, Gage made a move for the West Coast, first landing in Seattle, and then finally settling in Los Angeles, where he received his certificate to practice architecture in California in 1921. It was then he formed his most well-known partnership with famed architect Harry G. Koerner. Koerner was originally from Pittsburgh, where he worked as an architect prior to moving to California.

In 1931 Gage was selected to design The Beverly Hills City Hall, completing construction in April of 1932. At that time the City Hall was the largest and most costly of any city hall in the entire country, possessing pioneering architecture of an H-shaped building designed in a Spanish Renaissance style. The low classical base, which symbolizes government, is dominated by an eight-story tower, which represents commerce. But the beauty of the building, with its tiled dome and gilded cupola, soon transcended the typical government building and has become a beloved National, State, and Local landmark. A celebratory banquet was hosted by the Chamber of Commerce on April 23, 1932 to dedicate the facility. Speakers included entertainer Will Rogers, and veteran screen and stage actor, William Collier, Sr. The building has been ubiquitous in popular culture for decades, appearing as the police department building in the 1984 Eddie Murphy film 'Beverly Hills Cop'. After accomplishing this architectural feat Gage rose to prominence as one of the most sought after architects in Los Angeles.

Gage's next project after finishing The Beverly Hills City Hall was designing the property at 2706 Wigtown Road. As by this time Harry Koerner was very elderly (passing away a few years later in 1935), this was the first project Gage worked on completely by himself. He was in the prime of his career, and as he had just designed The Beverly Hills City Hall in a Spanish Revival style, Gage chose to design this residence in an English Tudor Revival style. Gage's design is one of the best extant early examples of a Tudor style single-family residence in Los Angeles. The residence reflects all the key character-defining features of the style, including a steeply pitched roof, brick veneer, half timbering with stucco details, multi-pane casement windows, projecting oriel window bays, ornate strapwork, varied eave-line heights, cantilevered second floor pop-outs, elongated narrow windows with multi-pane glazing, tall red brick chimney stacks, and the overall asymmetrical configuration of its facade. The estate embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, and method of construction. Gage's individual genius influenced his age, and 2706 Wigtown Road is clearly a very notable piece of work by the master architect.

During the time of designing 2706 Wigtown Road and The Beverly Hills City Hall, Gage was not surprisingly very active in Los Angeles civic life, and participated with his wife in the local social scene. He was characterized as a "civic leader" when he attended a gala reception with Hollywood luminaries hosted by Mary Pickford at The Pickfair Estate. At that time Pickfair was one of the most celebrated homes in the world that was described by The Los Angeles Times as, "a gathering place only slightly less important than the White House...but much more fun." Due to Gage's high profile reputation as a first class architect, he became highly sought after by Hollywood's elite to design their residences. 2706 Wigtown Road was no exception. Gage designed the residence for The Knudsen Family, owners of the world famous Knudsen Dairy Company, whom during that time period in Los Angeles, were an extremely high profile family.

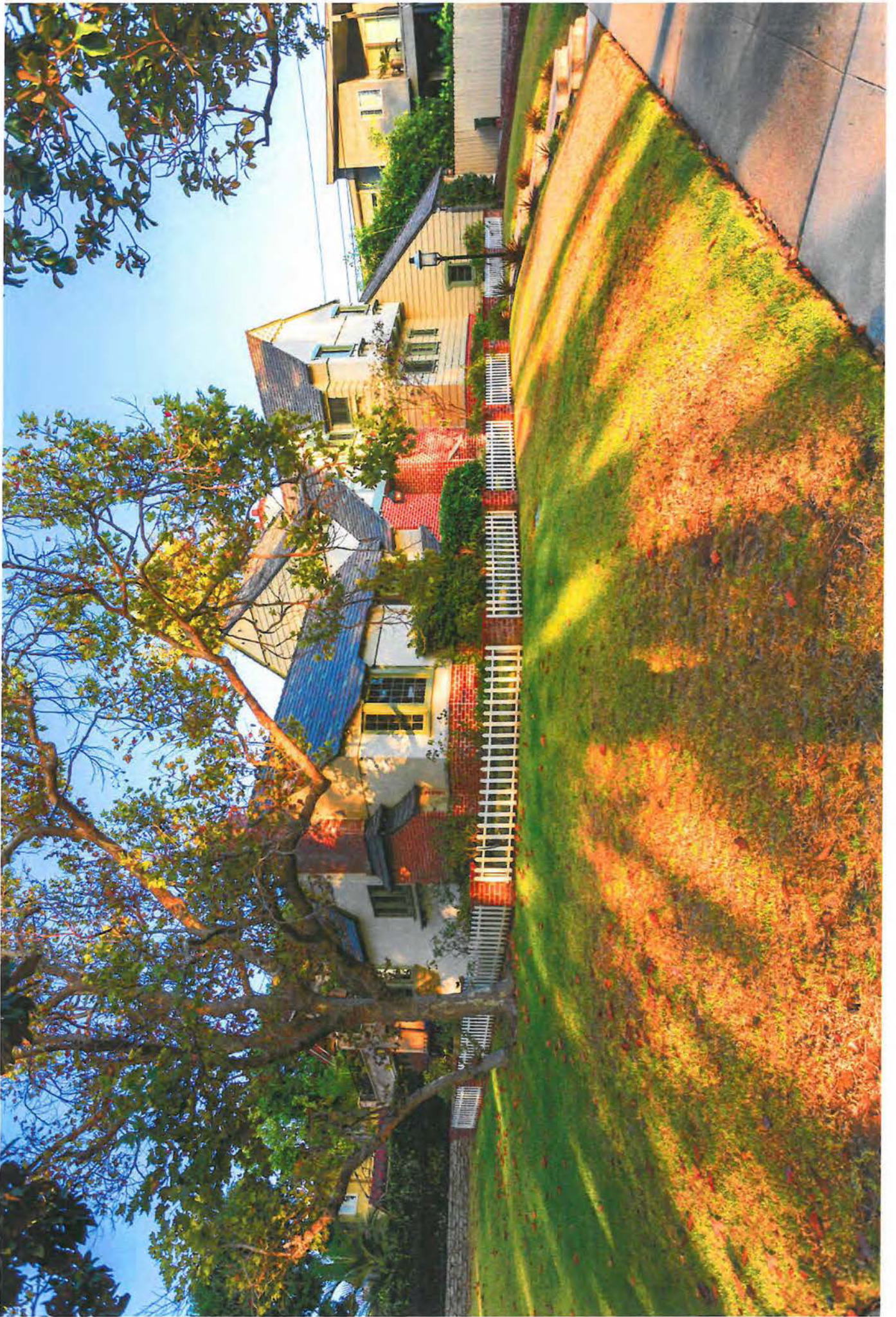
Other notable works by Gage include R. Clifton Durant House (1924-1925); A Hancock Park residence for Samuel Knight Rindge, the developer of Malibu, and more recently belonging to actor David Schwimmer from the hit sitcom 'Friends', located at 345 South Hudson (1926); the Kennedy-Pritchard Building (468 North Camden; 1927); a \$250,000 Mess Hall at the National Home for Disabled Volunteer Veterans at Sawtelle (1928; described as "American Gothic" by the architects); an Italian Renaissance designed home for Mr. and Mrs. Thomas J. Reynolds at 714 North Palm Drive (1928); the Durex Model Home at 3410 Amesbury Road in Los Feliz (circa 1929); 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 for Max Hibgin on Lexington Road (1930); and a residence for The Guggenheims (1930); a \$17,000 residence for M. Leroy Miner in Encino (1936); Administration building for the Payne Furnace Company at 338 North Foothill (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). Many of these works by Gage are listed as National, State, or Local Historic Landmarks.

2706 Wigtown Road has significantly retained historical integrity, as the authenticity of the property's physical identity is clearly indicated by the retention of the characteristics that existed when Gage designed it. Aside from necessary minimal restorations, the property still possesses the same form, plan, space, structure, style, and materials that were all designed by Gage. The Cultural Heritage Ordinance Section 22.171.7 requires that, "The proposed monument is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age." As 2706 Wigtown Road was the work of William J. Gage, a 'Master Architect' known for designing such buildings as The Beverly Hills City Hall, along with many others that are registered as National, State, or Local Historic Landmarks, this property satisfies this criterion. The Cultural Heritage Ordinance Section 22.171.7 also requires that, "The proposed monument embodies the characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction." As 2706 Wigtown Road is one of the best extant early examples of a Tudor style single-family residence in Los Angeles reflecting all the key character-defining features of the style, built by Gage during the peak of his career, this property also satisfies this criterion, and therefore meets the requirements to be an Historic Cultural Monument.

## Bibliography

1. "Office of Historic Resources" APRIL 2013 VOLUME 7, ISSUE 2, City of Los Angeles, Department of City Planning
2. "William Gage Completes Grand Cheviot Hills Estate", Joe Pelacki, Los Angeles Time, 1934.
3. "Beverly Hills Landmarking 1932 Churrigueresque City Hall" Tuesday, May 7, 2013, by Eve Bachrach, Preservation Watch Curbed LA.
4. "CITY LANDMARK ASSESSMENT & EVALUATION REPORT Beverly Hills City Hall", Prepared for:City of Beverly Hills Community Development Department Planning Division 455 Rexford Drive, Beverly Hills, CA 90210 Prepared by:Jan Ostashay Principal Leslie Heumann, Consultant Ostashay & Associates Consulting P0 BOX 542, Long Beach, CA 90801
5. "Beverly Hills City Hall Koerner & Gage" by Michael Locke, Los Angeles Times.
6. "The Courtyard by William J. Gage 1936" by Michael Locke, Los Angeles Times.
7. "Historic Preservation Program City of Beverly Hills" by Noah Furie, Cultural Heritage Commissioner William Crouch, Urban Designer Reina Kapadia, Associate Planner, City Of Beverly Hills.
8. "Knudsen Dairy Heritage", by Kraft Inc, from Kraft.com/heritage
9. "Decorating + Renovation Lionel Richie At Home In Beverly Hills With Singer Songwriter", by Nancy Collins, for Architectural Digest Magazine April 2007.
10. "Samuel Knight Rindge House Koerner & Gage 1926" by Michael Locke, L.A Times.
11. "New Look, New Life for Fading Mansion" October 14, 1999 | CONNIE KOENENN for Los Angeles Times.





All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 2

2

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and 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 Los Angeles. 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.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR)

ENGINEER PLEASE VERIFY

Lot No. 9 Block 4 (Description of Property) Tract 7264 (Sheets 7-20) Chemical Fields Maps 98/63-76

District No. M. B. Page F. B. Page

No. 3706 Winton Road Street (Location of Job)

bet. Glendon Ave. & Winton Road.

(USE INK OR INDELIBLE PENCIL)

55. car Lorenzo Place

- 1. Purpose of Building Residence + Garage No. of Rooms 8 No. of Families 1
2. Owner's name B. O. Thomas Phone
3. Owner's address 5748 Hillcrest Drive
4. Architect's name W. J. Sage License No. 8-1220 Phone
5. Contractor's name Harold Hansen License No. 2461 Phone CA. 4624
6. Contractor's address 1185 Flores Street
7. VALUATION OF PROPOSED WORK \$ 8,200.00
8. Is there any existing building or permit for a building on lot? No How used?
9. Size of proposed building 26 x 70 Height to highest point 32 ft. Size of Lot 75 x 120
10. Number of stories in height 2 Character of ground slab
11. Material of foundation concrete Size of footings 18" Size of wall 8" Depth below ground 8"
12. Material of chimneys brick Number of Inlets to flue 1 Interior size of flues 8" x 12"
13. Material of exterior walls brick, wood and brick
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4 Ceiling joists 2 x 4 Roof Rafters 2 x 4 FIRST FLOOR JOISTS 2 x 10 Second floor joists 2 x 10 Specify material of roof Shingle
15. Will all provisions of State Housing Act be Complied with? Yes
16. Will all lathing and plastering Comply with Ordinance? Yes
17. What Zone is property in? R1- No 88- No 42 - M & W Annex 95-33

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

OVER 9/5/33 (Sign Here) Harold Hansen (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY 7296

Table with 3 columns: PERMIT NO. (13183), Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. (checked), Application checked and found O.K. (checked), Stamp here when permit is issued (SEP 11 1933)

Handwritten signatures and notes at the bottom of the page.



3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 9 Block A Tract 2264 Location of Building 2706 WIGTOWN ROAD (House Number and Street) Approved by City Engineer Between what cross streets? LORENZO & TROON Deputy

USE INK OR INDELIBLE PENCIL

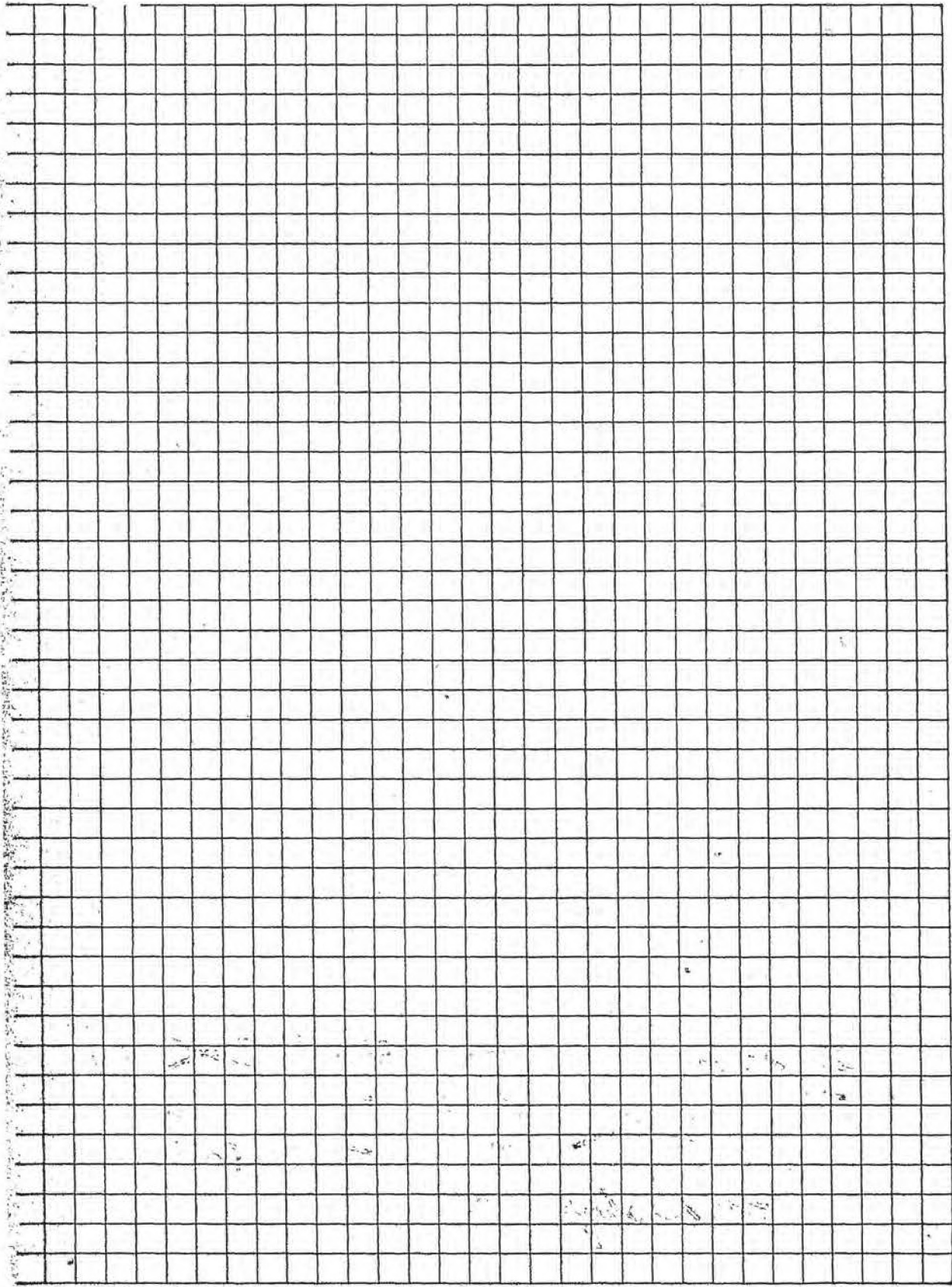
- 1. Present use of building DWELLING Families 1 Rooms 8
2. State how long building has been used for present occupancy OVER 5 YRS
3. Use of building AFTER alteration or moving DWELLING Families 1 Rooms 8
4. Owner MRS & MRS R. S. FRENCH Phone VE 96021
5. Owner's Address 2706 WIGTOWN RD. P. CHEVIOT HILLS LOS ANGELES
6. Certificated Architect
7. Licensed Engineer
8. Contractor RICHARD V. PAULL License No. 79922 Phone AR 71936
9. Contractor's Address 3205 GREENFIELD AVE, LOS ANGELES 34
10. VALUATION OF PROPOSED WORK \$ 4000.00
11. State how many buildings NOW ONE DWELLING & TACHED GARAGE
12. Size of existing building 25 x 90 Number of stories high 2 Height to highest point 20'
13. Material Exterior Walls WOOD & STUCCO Exterior framework WOOD

14. Describe briefly all proposed construction and work: REMOVE EXISTING KITCHEN CABINETS, SINK AND WINDOWS OVER SINK AND WINDOW IN BREAKFAST ROOM AND REPLACE WITH NEW CABINETS, NEW CASEMENT WINDOW OVER SINK, STATIONARY WINDOW IN BREAKFAST NOOK - FUR DOWN PLASTER SOFFIT OVER CABINETS - ADD ELECTRIC PLUG OUTLETS NEW CONSTRUCTION FAN OVER RANGE

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. Sign here Richard V. Paull (Owner or Authorized Agent)

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Includes PLAN CHECKING, OCCUPANCY SURVEY, Valuation, Fee, TYPE, GROUP, For Plans See, Filed with, Continuous Inspection, SPRINKLER, Investigation Fee, Cert. of Occupancy Fee, Bldg. Permit Fee, Total.

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Includes Plan Checking, Supplemental Plan Checking, Building Permit.



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entered into the exercise of the permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 2706 Weytown Rd. (House Number and Street)
New location of building }
Between what cross streets }
Approved by City Engineer. Deputy.

1. Purpose of PRESENT building Residence Families Rooms
Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving Families Rooms

3. OWNER (Print Name) W. O. KUMMER Phone.....

4. Owner's address.....

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... State License No. 12960 Phone 09957

8. Contractor's address 1807 S. Main Street TILE SETTING ORDINANCE FEE \$1.00

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Fixturing, Equipment} and Appliances in Completed Building. \$.....

10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building x Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... Wood or Steel

Describe briefly and fully all proposed construction and work:

Interior Plb.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 16343
PLANS
Rec'd.....
Plans and Specifications checked
Zones
Fire District No.
Corrections Verified
Set Back
Street Widening Ft. Ft.
Application checked and approved
SPRINKLER Required Valuation Included Specified Yes-No
Inspector
Stamp here when Permit is issued
NOV 14 1933

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here..... [Signature] ..... (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Set back, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
..... Street
Sign Here..... (Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here..... Owner or Authorized Agent.

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here..... (Owner or Authorized Agent)

REMARKS: .....

2706 S Wigtown Road



Permit #: 09016 - 20000 - 20371  
Plan Check #: X09VN18708 Printed: 12/15/09 01:46 PM  
Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 12/15/2009
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7264	4	9		M B 98-63/76 (SHTS 7-20)	126B161 304	4318 - 017 - 008

**3. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Westside Community Plan Area - West Los Angeles	Census Tract - 2693.00 District Map - 126B161 Energy Zone - 9 Hillside Grading Area - YES Methane Hazard Site - Methane Buffer Zone	Near Source Zone Distance - 1.7 Thomas Brothers Map Grid - 632-E6
---	---	--

ZONE(S): R1-1 /

**4. DOCUMENTS**

ZI - ZI-1802 Hillside Grading Ordinance  
ZI - ZI-2391 Baseline Mansionization  
SPA - West LA Transportation Improver

**5. CHECKLIST ITEMS**

Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s)  
Dolgin, Lou Tr Dolgin Family Trust      2706 Wigtown Rd      LOS ANGELES CA 90064      3104138849

Tenant  
Applicant (Relationship: Contractor)  
-

**7. EXISTING USE      PROPOSED USE**

(01) Dwelling - Single Family  
(07) Garage - Private

**8. DESCRIPTION OF WORK**

Fire damage repair for residential building only (maximum 10% of replacement cost of building), combine with related electrical. Replace existing handrail. Valuation to be verified by field inspector

9. # Bldgs on Site & Use: 1-SFD W/ATT. GARAGE

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:      DAS PC By:  
OK for Cashier: Kristi-Ann Lopez      Coord. OK:  
Signature: *[Signature]*      Date: 12/15/09

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or  
(866) 4LACITY (452-3489). Outside LA County, call (213) 473-3224.

For Cashier's Use Only

BUILDING PERMIT-RES	0250.75
ELECTRICAL PERMIT RES	067.28
FI RESIDENTIAL	01.75
ONE STOP SURCH	07.00
SYSTEMS DEVT FEE	021.29
CITY PLANNING SURCH	017.25
MISCELLANEOUS	05.00
GREEN BUILDING FEE	01.00
BUILDING PLAN CHECK	027.00

P090162000020371FM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation:	\$17,500	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	406.32		
Permit Fee Subtotal Bldg-Alter/Rep	258.75		
Electrical	67.28		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	1.75		
O.S. Surcharge	7.10		
Sys. Surcharge	21.29		
Planning Surcharge	17.15		
Planning Surcharge Misc Fee	5.00		
Green Building Fee	1.00		
Permit Issuing Fee	27.00		

Sewer Cap ID:      Total Bond(s) Due:

Total Due: 0406.32  
Copy Over TO Trans 253060: 0406.32

2009VN18708

**12. ATTACHMENTS**



14. APPLICATION COMMENTS

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS

(C) North Star General Contracting Inc P O Box 7000-797, Redondo Beach, CA 90277 CLASS LICENSE# PHONE #  
 B 930211 3102616207

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **930211** Contractor: **NORTH STAR GENERAL CONTRACTING INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): \_\_\_\_\_ Lender's address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: DAVID H. HOFFMAN Sign: David H. Hoffman Date: 12-15-09 Contractor Authorized Agent

2706 S Wigtown Road



Permit #:
Plan Check #:
Event Code:

01016 - 30000 - 07287

Printed: 04/26/01 08:47 AM

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 04/26/2001

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Row 1: TR 7264, 4, 9, M B 98-63/76 (SHTS 7-20), 126B161 304, 4318-017-008

3. PARCEL INFORMATION
No-Zone Permit - Census Tract - 2693.000 Near Source Zone Distance - 3.7
BAS Branch Office - WLA District Map - 126B161 Thomas Brothers Map Grid - 632
Council District - 6 Energy Zone - 9
Community Plan Area - West Los Angeles - Century Cit Hillside Grading Area - YES
ZONE(S): R1-1 /

4. DOCUMENTS
Z1 - Z1-1802
Z1 - Z1-2192
SPA - West L.A. Transportation Improv

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Dolgin, Lou Tr Dolgin Family Trust 2706 Wigtown Rd LOS ANGELES CA 90064
Tenant:
Applicant: (Relationship: Agent for Contractor) Thomas P. Coyne -

Table with 3 columns: 7. EXISTING USE, PROPOSED USE, 8. DESCRIPTION OF WORK. Row 1: 1 Dwelling - Single Family, tear off existing roofing; reroof with class A lightweight concrete tile<6lbs/psf with 1/2" cdx plywood. 42sqrs

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Doyetta Smith Coord. OK:
Signature: [Signature] Date: 04-26-01

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941 (LA4BUILD = 524-2845)
For Cashier's Use Only W/O #: 11607287

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: \$35,000 PC Valuation:
FINAL TOTAL Bldg--Alter/Repair 452.78
Permit Fee Subtotal Bldg--Alter/Rep: 380.00
Plan Check Subtotal Bldg--Alter/Rep
Fire Hydrant Refuse-To-Pay
E.O. Instrumentation 3.50
O.S. Surcharge 8.07
Sys. Surcharge 24.21
Planning Surcharge 12.00
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 20.00
Sewer Cap ID: Total Bond(s) Due:

LA Department of Building and Safety
APR 10 09 10:00 AM 04/26/01 08:52AM

Table with 2 columns: Fee Name, Amount. Rows: BUILDING PERMIT-RES \$380.00, BUILDING PLAN CHECK \$20.00, EI RESIDENTIAL \$3.50, ONE STOP SURCH \$8.07, SYSTEMS DEVT FEE \$24.21, CITY PLANNING SURCH \$12.00, MISCELLANEOUS \$5.00

Total Due: \$452.78
Check# \$452.78

C1WJL 72236

12. ATTACHMENTS

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Culver City Roofing Company Inc P O Box 4490,

CLASS LICENSE# PHONE #

Culver City, CA 902314490 C39 496542 323-930-1311

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 2150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class C39 Lic. No. 496542 Print: Thomas T. Coyne Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: American Casualty Policy Number: WR24 7859437
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 4/26/01  Contractor  Authorized Agent  Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 4/26/01

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: 4/26/01  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Thomas T. Coyne Sign: [Signature] Date: 4/26/01  Owner  Contractor  Author. Agent



# Historic Preservation Program City of Beverly Hills

California Preservation Foundation  
July 23, 2014

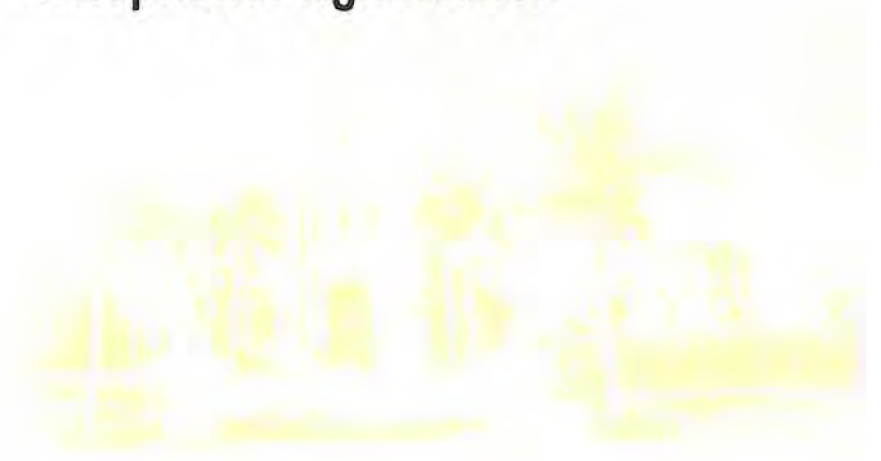
Noah Furie, Cultural Heritage Commissioner  
William Crouch, Urban Designer  
Reina Kapadia, Associate Planner



## Triggers for Historic Eligibility

A property *might* be 'historic' if--

- It is older than 45 years of age (1969)
- It was designed (in whole or in part) by a party on the City's adopted List of Master Architects
- It has been identified on any of the City's Historic Resource Surveys
- It's less than 45 years but exhibits "exceptional significance"





## A 'Master Architect' is

- An architect of recognized greatness, or
- An architect, designer, or builder of local importance.
- Examples of some of the masters who have contributed, through their work, to creating the history of Beverly Hills--

Gerard Colcord  
Wilbur C. Cook  
James Dickason  
Douglas Honnold  
Nathaniel Dryden  
Sidney Eisenshtat  
Craig Ellwood  
Ralph C. Flewelling  
Gable and Wyant  
William J. Gage  
Frank O. Gehry  
Charles & Henry Greene

Elmer Grey  
Victor Gruen & Associates  
Douglas Honnold  
William Asa Hudson  
Myron Hunt  
A. Quincy Jones  
Koerner & Gage  
Paul Laszlo  
John Lautner  
S. Charles Lee  
Harold 'Hal' Levitt  
Rex Lotery

Charles Luckman  
Cliff May  
Richard Meier & Partners  
Charles W. Moore  
Julia Morgan  
Wallace Neff  
Richard Neutra  
I.M. Pei  
William L. Pereira  
Roy Seldon Price  
Marcus B. Priteca  
John Rex

Samuel Reisbord  
Rudolph Schindler  
Millard Sheets  
Skidmore, Owings & Merrill  
Maxwell Starkman  
Paul Thiene  
Paul Trousdale  
Paul Revere Williams  
Gin Wong  
John Elgin Woolf  
Frank Lloyd Wright  
Frank 'Lloyd' Wright, Jr.



City of Beverly Hills  
 Historic Preservation Program  
 CPF July 23, 2014

# Local Register of Historic Properties



5. Beverly Hills Post Office\*, 1933  
 Architect: Ralph C. Flewelling



12. Beverly Hills City Hall, 1932  
 Architects: Harry Koerner & William Gage



21. Water Treatment Plant No. 1, 1928  
 Architects: Salisbury, Bradshaw & Taylor

**PUBLIC BLDGS.**



15. Motor Court Mural, 1974  
 Artist: Millard Sheets

**ARTWORK**



20. Beverly Gardens Park, 1907 & 1931  
 Architect: Wilbur D. Cook

**PARKS**



23. Beverly Gardens Apts., 1930  
 Architect: C. W. Raymond

**MULTIPLE FAMILY  
 RESIDENTIAL**

\*Listed on  
 National Register

Learning's  
Labor Lost



# William Gage Completes Grand Cheviot Hills Estate

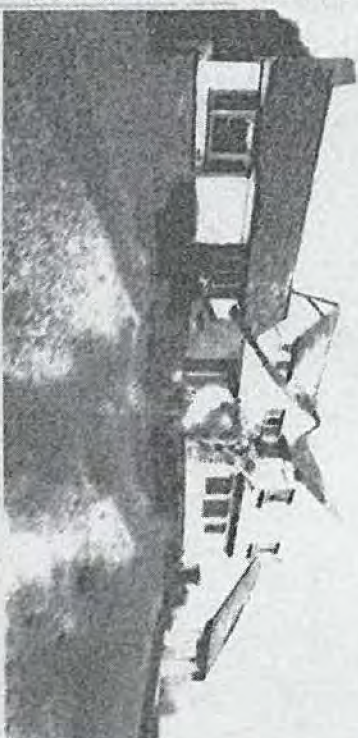
## Architect Of Beverly Hills City Hall Designs Private Home

By JOE PELAKI  
*Contributor to the  
Los Angeles Times  
Since 1925*

Los Angeles, California, March 11

Master Architect William J. Gage has just completed a grand estate in the Los Angeles neighborhood of Cheviot Hills. The two-story private residence sits atop a small knoll overlooking the Westside. Gage is best known for designing The Beverly Hills City Hall, which is being completed on as one of the most beautiful and architecturally significant buildings in Los Angeles. Gage designed the City Hall with his architect partner Harry Korman. Unique to this new Cheviot Hills residence is that Gage worked independently on it, putting his own unique touch throughout the approximately 2800 square foot house. Gage, normally known for Spanish revival architecture, pressed the boundaries for this residence by designing it in an English Tudor style, with slanted roofs, an ornate ironing room, caking up approximately one quarter of the two story house, as well as more subtle unique characteristics like a circular front facing window. It is expected that The Ransden Family, owners of the famous Los Angeles Ransden Dairy Company, will be occupying the house. Gage has been known for designing houses for prominent Los Angeles families, having

designed Samuel Knight Rindge's estate in west born in New York City, studied architecture at Hancock Park, as well as Carrie Guggenheim's here at the University of Illinois before his own residence in Beverly Hills. This is the first employment with Long, Lamoreaux and Long of house designed by Gage in Cheviot Hills, and Minneapolis in 1913, and later joined Eberle and bridge unique, sophisticated architectural Round of St. Paul in 1918. After moving to Los Angeles design to the small Westside neighborhood in 1918, Gage drafted for Hixby and Gillespie since rising to popularity and fame from de-moth 1913 when his partnership with Archie De-sing. The Beverly Hills City Hall, Gage has Yale, Ashbham began. Around 1919, Gage became one of the leading architects in Los Angeles and then to California in 1921, Angeles, as well as a household name. He designing buildings in greater Los Angeles,



William J. Gage's latest design in the Los Angeles neighborhood of Cheviot Hills. The Ransden Family of Ransden Dairy are expected to be occupying it. The two story estate is located on Wilshire Blvd.

# 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

**Prepared by:**

Jan Ostashay Principal  
Leslie Heumann, Consultant  
Ostashay & Associates Consulting  
PO BOX 542, Long Beach, CA 90801

## **CITY LANDMARK ASSESSMENT AND EVALUATION**

### **Beverly Hills City Hall**

455 North Rexford Drive (formerly 450 North Crescent Drive)  
Beverly Hills, CA 90210

APN: 4343-001-901

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### **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.<sup>1</sup> 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

<sup>1</sup> *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.<sup>2</sup>

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.<sup>3</sup>

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.<sup>4</sup> 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.

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<sup>2</sup> *The fourth floor and upper levels were not inspected.*

<sup>3</sup> *Beverly Hills Historic Resources Survey 1985-1986, pg. 5.*

<sup>4</sup> *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.<sup>5</sup>

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.<sup>6</sup> 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).<sup>7</sup> 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).<sup>8</sup> 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.<sup>9</sup>

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

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<sup>5</sup> *Ibid*, pg. 11.

<sup>6</sup> *Ibid*, pg. 17.

<sup>7</sup> Sanborn Map Company, "Beverly Hills." 1922.

<sup>8</sup> Sanborn Map Company, "Los Angeles." Volume 21. 1926.

<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.”<sup>12</sup> 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.”<sup>13</sup> 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):<sup>14</sup>

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.

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

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

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

<sup>13</sup> “Banquet to Dedicate Hall,” *Los Angeles Times*, April 13, 1932.

<sup>14</sup> *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 21<sup>st</sup> 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.<sup>15</sup> 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

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<sup>15</sup> *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



## Beverly Hills City Hall, Koerner & Gage 1932

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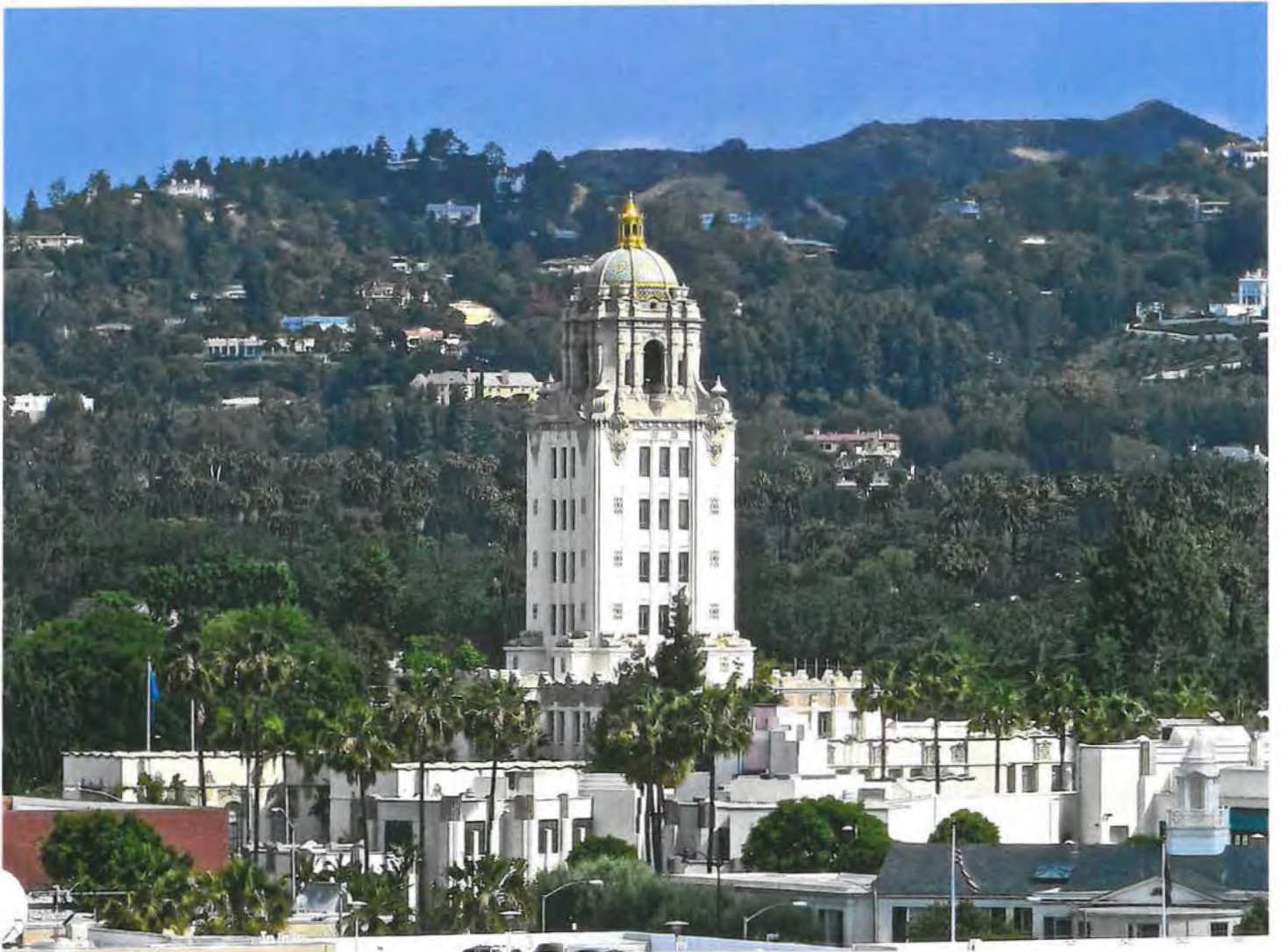
### DESCRIPTION

With a few hours to spare this afternoon, we made the short trip to Beverly Hills on a mission to photograph the Spanish Baroque style Beverly Hills City Hall designed by Harry G. Koerner and William Gage. Perhaps not feeling the pinch as might be expected in less affluent neighborhoods, the good citizens of Beverly Hills had their civic treasure completed in 1932, at the height of the Great Depression, and four years after designing my personal residence in Los Feliz, the Durrek Model Home "La Casa Contessa" completed in 1928.

Three years after completing the landmark city hall, Harry Koerner died of a sudden heart attack on February 27, 1935, 14 hours after being feted as the Guest of Honor at a dinner at the Victor Hugo Cafe; he was only 54 years old. William Gage continued the practice for several more years; he eventually retired and passed away on September 28, 1965 in the age of 74.

Located at 455 N. Rexford Drive, Beverly Hills, California. Please do not use this image in any media without my permission. © All rights reserved.

Tags: [Beverly Hills](#), [Beverly Hills Architecture](#), [Michael Locke](#), [Michael Locke Photography](#), [Harold Koerner](#), [Koerner & Gage](#), [William Gage](#), [Michael Locke](#), [Beverly Hills](#), [Beverly Hills City Hall](#)





## Samuel Knight Rindge House, Koerner & Gage Architects 1926

👁️ 1.4k 🗨️ 0 📅 May 6, 2018 📄 May 7, 2018

📍 UNITED STATES - California 🏠 HOUSE ARCHITECTURE

DESCRIPTION COMMENT MARK ❤️ 👤 ⋮

The architects Koerner & Gage, best known for the design of the Beverly Hills City Hall (1932) designed the Mediterranean Revival style house for Samuel Knight Rindge, the developer of Malibu, which helped establish the firm's reputation. The house recently belonged to Actor David Schwimmer, best known for playing the role of Ross Geller in the sitcom Friends. The nine bedroom, 6.5 bath mansion most recently (June 2012) sold for \$8,865,000. Located at 345 S. Hudson Avenue in the Hancock Park neighborhood of Los Angeles.

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Tags: Hancock Park Hancock Park Architecture Michael Lotz





## The Courtyard, William J. Gage 1936

### DESCRIPTION

For a moment, I was transported in my thoughts back to New Orleans's old French Quarter upon first visiting the Courtyard, designed by architect William J. Gage in 1936. The Courtyard is an authentic reminder of the commercial buildings and apartments of the New Carre, complete with tiny balconies and a cast iron elevator (which appeared to be no longer functional).

Located at 427 North Canon Drive in Beverly Hills, California.

Tags: [Beverly Hills Architecture](#), [Beverly Hills](#), [Treasures of Los Angeles](#), [Architect](#), [Michael Lutz](#), [Michael Lutz's Seattle Architectural Photography](#), [Los Angeles Architecture](#), [Kernon & Gage Firm](#), [Los Angeles](#), [William Gage](#), [Beverly Hills CA](#), [New Carre](#)



## Beverly Hills Landmarking 1932 Churrigueresque City Hall

Tuesday, May 7, 2013 by Eve Bachrach



[Image via dailymatador <<http://www.flickr.com/photos/dailymatador/3426044500/>> / Curbed LA flickr pool <<http://www.flickr.com/groups/75129402@N00/pool/>> ]

Beverly Hills was late to the preservation party, but since the city adopted its historic preservation ordinance

<[http://la.curbed.com/archives/2012/01/beverly\\_hills\\_finally\\_trying\\_to\\_preserve\\_historic\\_buildings.php](http://la.curbed.com/archives/2012/01/beverly_hills_finally_trying_to_preserve_historic_buildings.php)> last year it's added 10 buildings to its historic register.

Now Patch reports <<http://beverlyhills.patch.com/articles/city-council-agenda-includes-proposal-to-landmark-city-hall#photo-14247426>> that tonight the city council will vote to add three more, including the **Beverly Hills City Hall**.

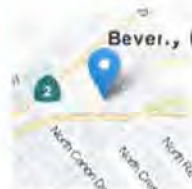
Completed in 1932, the H-shaped building was the work of local architects Harry Koerner and William Gage and has been on the state register of historic places since the 1990s. According to the report prepared for the council

<[http://beverlyhills.granicus.com/MapView.php?meta\\_id=184047&view=&showpdf=1](http://beverlyhills.granicus.com/MapView.php?meta_id=184047&view=&showpdf=1)>

(pdf) on the building's history, though it "was labelled 'Spanish Renaissance' in early descriptions of it, the building suggests the **Churrigueresque**," a Mexican colonial style of architecture "distinguished by encrustations of intricately carved ornamentation concentrated around archways, columns, entries, window spandrels, cornices, parapets, and bell towers."

In 1925, Beverly Hills built a two-story Classical Revival building on Little Santa Monica (then called Burton Way) for its city hall and fire department. But in 1930 a group of residents presented the city council with a **petition** signed by nearly 2,000 people asking the city to buy a five-acre parcel at Santa Monica Boulevard and Rexford then owned by the Pacific Electric Railway. Within two months, \$1.1 million worth of bonds had been approved to support the project and Koerner and Gage were off and running. The building opened in 1932 to much fanfare, and the *LA Times* noted it was the "largest and most expensive City Hall of any municipality its size in the country."

The building's exterior has remained largely unchanged, though after 80 years



**BEVERLY HILLS CITY HALL**  
455 N Rexford, Beverly Hills

BEVERLY GROVE

BEVERLY HILLS

BEVERLY HILLS CITY HALL

HARRY KOERNER

LANDMARKS

PRESERVATION

PRESERVATIONWATCH

WILLIAM GAGE

"all but the primary historic spaces" inside have been remodeled. A trawl through the records reveals that more than **100 building permits** had been pulled for work on the building over the years.

City Council Agenda Includes Proposal to Landmark City Hall  
<<http://beverlyhills.patch.com/articles/city-council-agenda-includes-proposal-to-landmark-city-hall#photo-14247426>> [BH Patch]  
Cultural Heritage Commission report  
<[http://beverlyhills.granicus.com/Viewer.php?meta\\_id=184047&view=&showpdf=1](http://beverlyhills.granicus.com/Viewer.php?meta_id=184047&view=&showpdf=1)> (pdf) [Beverly Hills]

### Recommended

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11 anonymous comments

The Million Dollar Theater is Churrigueresque, this is not. It's beautiful and I love it but it's just not over the top enough to be Churrigueresque. The only thing I hate about this city hall is that they won't let you walk in a look around even after going through the metal detector.

5 anonymous comments

# OFFICE OF HISTORIC RESOURCES

APRIL 2013

VOLUME 7, ISSUE 2



## SURVEYLA RELEASES FINDINGS FOR SOUTH SAN FERNANDO VALLEY COMMUNITIES

The findings for SurveyLA, the Los Angeles Historic Resources Survey, continue to be posted on the SurveyLA web site at [www.preservation.lacity.org/survey/reports](http://www.preservation.lacity.org/survey/reports). Among the latest results to be posted are those covering the South San Fernando Valley, including the Canoga Park-Winnetka-Woodland Hills-West Hills and Encino-Tarzana Community Plan Areas.

This article, the fourth in a series detailing some of the interesting "finds" from SurveyLA, features highlights from the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan survey. These San Fernando Valley communities proved to be particularly rich in potential his-

toric resources associated with San Fernando Valley history, notable architecture, the entertainment industry's heritage, and neighborhoods that helped define the early suburbanization of Los Angeles.



Neutra-designed stilt houses in the Platform House Historic District

### Studio City

**Major General Walter P. Story Country Estate**, 3405 Fryman Rd., a 1923 Spanish Colonial Revival home that was the centerpiece of a 16-acre estate of Major General Walter P. Story, who was responsible for significant downtown buildings, including the Los Angeles Stock Exchange, and went on to a distinguished military career.

*(Continued on page 2)*

## HPOZ FOCUS: HIGHLIGHTING JEFFERSON PARK'S PUBLIC ENGAGEMENT EFFORTS

The adoption of the Jefferson Park Historic Preservation Overlay Zone (HPOZ) marked a major milestone in the City's HPOZ Program. Jefferson Park is the City's second largest historic district which includes over 2,000 parcels. After a decade-long outreach effort, the Jefferson Park HPOZ was adopted in 2011 with strong community support. The grassroots effort centering around historic preservation is also a way of giving community members a greater voice and of further bringing together a diverse neighborhood.

According to Marina Moevs, a member of Jefferson Park United, the effort to preserve the historic charm of Jefferson

Park and document the community's history has had the positive effect of further knitting together a community of diverse cultural and socio-economic backgrounds. Relying on volunteer efforts and an inclusive outreach process, Jefferson Park's commitment to continuous and inclusive community engagement serves as an outstanding model for HPOZs around the City.

Jefferson Park is located within the West Adams community and covers the area bounded by West Adams Boulevard to the north, Western Avenue to the east, 7th Avenue on the west, Jefferson Boulevard and Exposition

*(Continued on page 3)*

### INSIDE THIS ISSUE:

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*L.A.'s Newest Historic-Cultural Monuments* 6

*Mills Act Application Deadline May 23rd* 6



## L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated six new Historic-Cultural Monuments (HCMs) from January to March 2013. Los Angeles' newest monuments include the following:

### HCM # 1023: West Boulevard Bridge



In 1933, under the leadership of Merrill Butler, the City of Los Angeles Bureau of Engineering designed and developed this bridge, which is situated on West Boulevard and crosses Venice Boulevard in the West Adams neighborhood.

The bridge was constructed during a period of growth in nearby historic neighborhoods of Lafayette Square and Victoria Park and replaced the wooden viaduct that was built in 1920 to provide a safe route across Venice Boulevard for local high school students. The monument features a double-arch span with a closed spandrel element, three pillars, round fluted ornamental light posts and zig-zag designs.

### HCM # 1024: Lechner House

Built in 1947 by master architect R. M. Schindler, this Studio City property is a single-family, International Style home. The boomerang-shaped, two-story building is a prime example of the architect's experimental post-WWII period. Schindler also designed much of the interior furniture that has remained with the house. Additional noteworthy features include an open roof high-walled patio accessed through a double triangular arched door.



### HCM # 1025: Durex Model Home



Built in 1928, this single-family, Spanish Colonial Revival property in Los Feliz was one of a number of model Durex Quality Homes, built by a subsidiary of the F.P. Fay Company to market the area. The homes were designed by architects Harry G. Koerner and William J. Gage, who also designed the Beverly Hills City Hall. The two-story residence is rectangular in plan with a low gabled roof, stucco finish, and wood Monterey-style covered balcony on the second floor.

erly Hills City Hall. The two-story residence is rectangular in plan with a low gabled roof, stucco finish, and wood Monterey-style covered balcony on the second floor.

### HCM # 1026: Sherwood House

This 1929 two-story, L-shaped residence in Hollywood is an example of the Tudor Revival Style. The subject building was designed by architect Charles M. Hutchinson, who also designed the now demolished Don Lee Cadillac building. The house features a steeply pitched, multi-gabled roof and hand-toweled stucco finish as well as a weather vane designed as a harness racer which sits atop the roof's front hipped gable.



### HCM # 1027: John Anson Ford Residence



This Los Feliz property, built in 1932 by an unknown architect, is a two-story single family residence in the Spanish Colonial Revival style. The U-shaped home has multi-bay side-gabled roofs covered in red Spanish clay tile and its facades are composed of exposed brick and stucco. In 1946, Los Angeles County Supervisor John Anson Ford purchased the home from its original owner and resided there until his death at age 100. A civic reformer, Ford investigated corruption in Los Angeles hospitals and was influential in the establishment of the Los Angeles County Arts Commission and the L.A. County Museum of Art.

### HCM # 1028: Stewart Farmhouse

Built in 1871, this two-story residence in the University Park area exhibits character-defining features of the Folk Victorian style and is a rare example of a farmhouse from the 1870s. The house, built by pioneer nurseryman John M. Stewart, is rectangular in plan. It features a steep centered gabled roof with decorative bracketing and shallow enclosed eaves, an entry porch that wraps around the primary and eastern elevation, and simple square wood columns with hand cut capitals and brackets.



## MILLS ACT APPLICATION DEADLINE MAY 23RD

Do you own a City Historic-Cultural Monument or a contributing structure in one of Los Angeles' 29 Historic Preservation Overlay Zones (HPOZs)? If so, then you are eligible to apply to participate in the Mills Act Historical Property Contract Program, which can, for many property owners, result in significant property tax savings. This year's Mills Act application is now available at [www.preservation.lacity.org](http://www.preservation.lacity.org). Applications are due by 4:00 P.M. at the OHR on May 23<sup>rd</sup>.

The Mills Act is the City's primary financial incentive for owners of historic properties. It offers a voluntary contract between a property owner and the City of Los Angeles that can help support ongoing rehabilitation needs. If you have questions about the City's Mills Act program, please contact Lambert Giessinger at (213) 978-1183 or [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org).

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Page 2 | Showing Off

## New Look, New Life for Fading Mansion

October 14, 1999 | CONNIE KOENENN

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A 1920s Mediterranean showpiece that only in June was a fading Hancock Park mansion has enjoyed a spectacular face lift and is receiving visitors.

It's Design House '99, sponsored by the Assistance League of Southern California. Public tours of the updated home and garden run through October.

"The house is an excellent example of the Spanish Colonial Revival-Mediterranean estates that flourished in California in the 1920s and '30s," said Assistance League President Cynthia Ardell.

"It has been transformed from a stately home with separate areas for family and domestic staff to one where a modern family occupies the entire home in a more informal way," she said.

### FROM THE ARCHIVES

Design House '97 Is Now Open in Encino

October 22, 1997

Design House Opens Saturday

April 18, 1990

Celebrities Open Design House

August 19, 1990

Whittier : Society Picks Design House

July 21, 1988



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The architectural firm of Koerner & Gage, which designed Beverly Hills City Hall, designed the 11,700-square-foot house, built in 1926 for Samuel Knight Rindge, son of Frederick Hastings Rindge and May Knight Rindge. The family owned Rancho Malibu, a 25-mile stretch of coast.

"The owners, a family with young children who recently purchased it, wanted to keep the historical and architectural integrity," Ardell said.

More than 30 design firms and dozens of suppliers donated their services and material to upgrade the house with custom furniture, magnificent art and up-to-date technology.

When a Design House closes, designers return all furniture and accessories to their suppliers and studios. Owners of the house, who have moved out for several months, make a payment that covers some of the permanent changes.

Design House proceeds support the work of the 80-year-old Assistance League, which sponsors nine community services, including Operation School Bell, Foster Children's Resource Center, Family Service Agency and the Hollywood Senior Multipurpose Center.

Design House '99 is open 10 a.m. to 4 p.m. Tuesdays through Sundays through Oct. 31. (Closed Mondays.) Tickets, \$18, can be purchased at the door. No reservations necessary. Because of traffic concerns, Design House addresses are not made public. Visitors can park free at the Pan Pacific Recreation Center, 7500 Beverly Blvd., a block east of Fairfax Avenue, and board shuttles for the five-minute ride. Information: (323) 993-1098 or (818) 509-3898.



[View Slideshow](#)

I feel about my home the way I feel about my music: You have to take chances," says Lionel Richie. "When I wrote All Night Long' as well as

'Three Times a Lady,' it was dangerous, because at the time black guys were singing neither calypso songs nor waltzes. But since you only get one shot at life, let's make it a challenge. That's how I feel about this house."

And a challenge is exactly what the singer-songwriter got when he snapped up the 28-room mansion, built in 1929 for Carrie Guggenheim by architects Harry Koerner and **William J. Gage** on a knoll overlooking the Los Angeles Country Club. "It's a house you don't find anywhere, much less 10 minutes from the center of Beverly Hills," he says of the Italian Renaissance Revival structure that hadn't been updated for almost a decade.

"Everybody looked at it and had the same response: Beautiful, but we don't want to do the work.' And in fact I was reluctant," he admits. It was his then wife, Diane, who said, "This is fabulous." "So I figured we'd put in a couple million, freshen it up and move in. Three and a half years later, it's still not finished."

"The biggest compliment you can give me," singer-songwriter Lionel Richie says of his Beverly Hills home, "is to walk into any of these rooms and say, I can stay here for a while.' "

And may never be, since Richie admits that creating music and homes are simultaneous pleasures. The first job for the couple, who remain "great friends," Richie says, was simply uncovering the splendid bones under the kitsch: the gorgeous wood floors, pristine due to years buried under white carpeting; the entrance's luminescent limestone walls, darkened—and hidden—under varnish. "A house is like a human being," muses Richie. "There's something wonderful about an 80-year-old with wisdom, but what

## Guggenheim, Mrs. Carrie, House, Beverly Hills, CA (1928)

**Structure Type:** built works - dwellings - houses

**Designers:** Koerner and Gage, Architect (</firm/290/>) (firm); William John Gage (</person/602/>) (architect); Henry G. Koerner (</person/603/>) (architect)

**Dates:** constructed 1928

In 1942, Robert, Jr., and Helen A. Guggenheim lived at 614 North Beverly Drive in Beverly Hills, CA, according voting records.

**PCAD id:** 11300

### Publications

"Architects Koerner & Gage prepare plans for Beverly Hills residence of Mrs. Carrie Guggenheim", *Architectural Digest*, 8: 1, 126-129, 1930. (</publication/8210/>)

Pacific Coast Architecture Database (PCAD) — © 2005-2015 Alan Michelson


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## William John Gage (Architect)

Male, US, born 03/08/1891, died 09/28/1965

### Associated with the firm

Koerner and Gage, Architect (/firm/290/)

 network (/person/602/network/)

### ^ Professional History

Gage's death date is noted as 1966 in a number of sources;

Gage received his certificate to practice architecture in California in November 1921;


### ^ Personal

He died in Orange County, CA, at the age of 74;

Gage's mother's maiden name was Lucke;

**PCAD id:** 602

### ^ Buildings and other works

 map (/person/602/map/)

#### Name

150 South McCadden Place House, Hancock Park, Los Angeles, CA (/building/11318/)

Beverly Hills Civic Center Expansion Gwathmey Siegel Project, Beverly Hills, CA (/building/1141/)

Beverly Hills Civic Center Expansion Safdie Project, Beverly Hills, CA (/building/1140/)

City of Beverly Hills, City Hall, Beverly Hills, CA (/building/1002/)

City of Beverly Hills, Fire Department, Beverly Drive and Coldwater Canyon Boulevard Station, Beverly Hills, CA (/building/1142/)

Clifford-Durant, R., House, Beverly Hills, CA (/building/1769/)

Guggenheim, Mrs. Carrie, House, Beverly Hills, CA (/building/11300/)

United States Government, Veterans Administration (VA), Hospital, Mess Hall, Sawtelle, Los Angeles, C

---

## ^ Publications

"Koerner and Gage announce new office", *Architect and Engineer*, 108, 08/1927.  
(/publication/8211/)

"Architects Koerner & Gage prepare plans for Beverly Hills residence of Mrs. Carrie Guggenheim",  
*Architectural Digest*, 8: 1, 126-129, 1930. (/publication/8210/)

"Beverly Hills City Hall", *Architectural Forum*, 59: 182-184, 09/1933. (/publication/8218/)

"Plans for Beverly Hills City Hall", *Beverly Hills Magazine*, 62-63, 02-03/1978. (/publication/8215/)

"William John Gage", *California Arts and Architecture*, 29, 08/1934. (/publication/8214/)

"Beverly Hills City Hall Dome", *Los Angeles Times*, 1, 02/28/1974. (/publication/8219/)

"Koerner Obituary", *Southwest Builder and Contractor*, 103, 10/22/1965. (/publication/8216/)

"Granted architect's certificate", *Southwest Builder and Contractor*, 36, 11/25/1921.  
(/publication/8217/)

"Mess Hall Sawtelle plans", *Southwest Builder and Contractor*, 59, col 1, 08/03/1928.  
(/publication/8212/)

"Architects Koerner & Gage named architects for the Beverly Hills City Hall", *West Coast Builder*, 20,  
col 2., 11/1930. (/publication/8209/)

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## TRADITIONAL BATHROOM BY J. JONATHAN JOSEPH AND PETER SCHIFANDO

Lionel Richie's Italian Renaissance Revival house in Beverly Hills was designed in 1929 by architects Harry Koerner and [William J. Gage](#) for Carrie Guggenheim. The master bath was designed by Richie's former wife Diane Richie and designer Karen Carsello. With its large size, oak floor, original molding, and limestone fireplace, the space has the feel of a living room; the mahogany-finished tub case enhances the ambience.

ARCHITECT: *Robert Attree* (</search/architect:Robert+Attree>)

DESIGNER: *J. Jonathan Joseph and Peter Schifando*  
(</search/designer:J.+Jonathan+Joseph+and+Peter+Schifando>)

PHOTOGRAPHER: *Mary E. Nichols* (</search/photographer:Mary+E.+Nichols>)

HOMEOWNER: *Lionel Richie* (</search/homeowner:Lionel+Richie>)

ARTICLE: *Lionel Richie*, (</search/title%20of%20article:Lionel+Richie>)*May 2007*  
(</search/issue:200705>)

LOCATION: *Beverly Hills, CA* (</search/location:Beverly+Hills,+CA>)

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## William John Gage

### Name

Gage, William John

### Personal Information

#### Birth/Death:

**Occupation:** American architect

**Location (state):** CA

#### AIA Affiliation

Member of The American Institute of Architects (AIA) 1952-1954

### Biographical Sources

#### American Architects Directories:

Biographical listing in [1956 American Architects Directory](#)

### Biographical Information

Contributed by Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis

William J. Gage was born in New York City, studied architecture at the University of Illinois before his employment with Long, Lamoreaux and Long of Minneapolis (1911), and later joined Ellerbe and Round of St. Paul (1912-1913). After moving to Fargo in 1913, Gage drafted for Haxby and Gillespie until 1915 when his partnership with Archie DeWitte Ashelman began. Around 1919, Gage moved to Seattle and then to California in 1921.

## Related Records

Partner of [Archie DeWitte Ashelman](#)

## Archival Holdings

### The American Institute of Architects

Membership file may contain membership application, related correspondence. Membership files of living persons are not available. Contact the AIA Archives at [archives@aia.org](mailto:archives@aia.org) for further information.

### Northwest Architectural Archives, University of Minnesota Libraries, Minneapolis

Ashelman and Gage collection (N 54)

Collection contains plans for a residence in Hillsboro, North Dakota, designed by architects Ashelman and Gage.

For more information

<http://special.lib.umn.edu/manuscripts/architect.html>

## Publications

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#### Education

# William Gage

From Wikipedia, the free encyclopedia

**William Gage** may refer to:

## People

- Sir William Gage, 7th Baronet (1695–1744), MP for Seaford from 1727 until his death
- William Gage, 2nd Viscount Gage (1718–1791), equerry to the Prince of Wales and Member of Parliament
- William Hall Gage (1777–1864), Second Sea Lord and Admiral of the Fleet in the British Navy
- William James Gage (1849–1921), Canadian publisher and philanthropist
- William J. Gage (fl. 1921-30), American architect, designed Beverly Hills City Hall
- Sir William Gage (judge) (born 1938), UK Lord Justice of Appeal, see List of current members of the British Privy Council

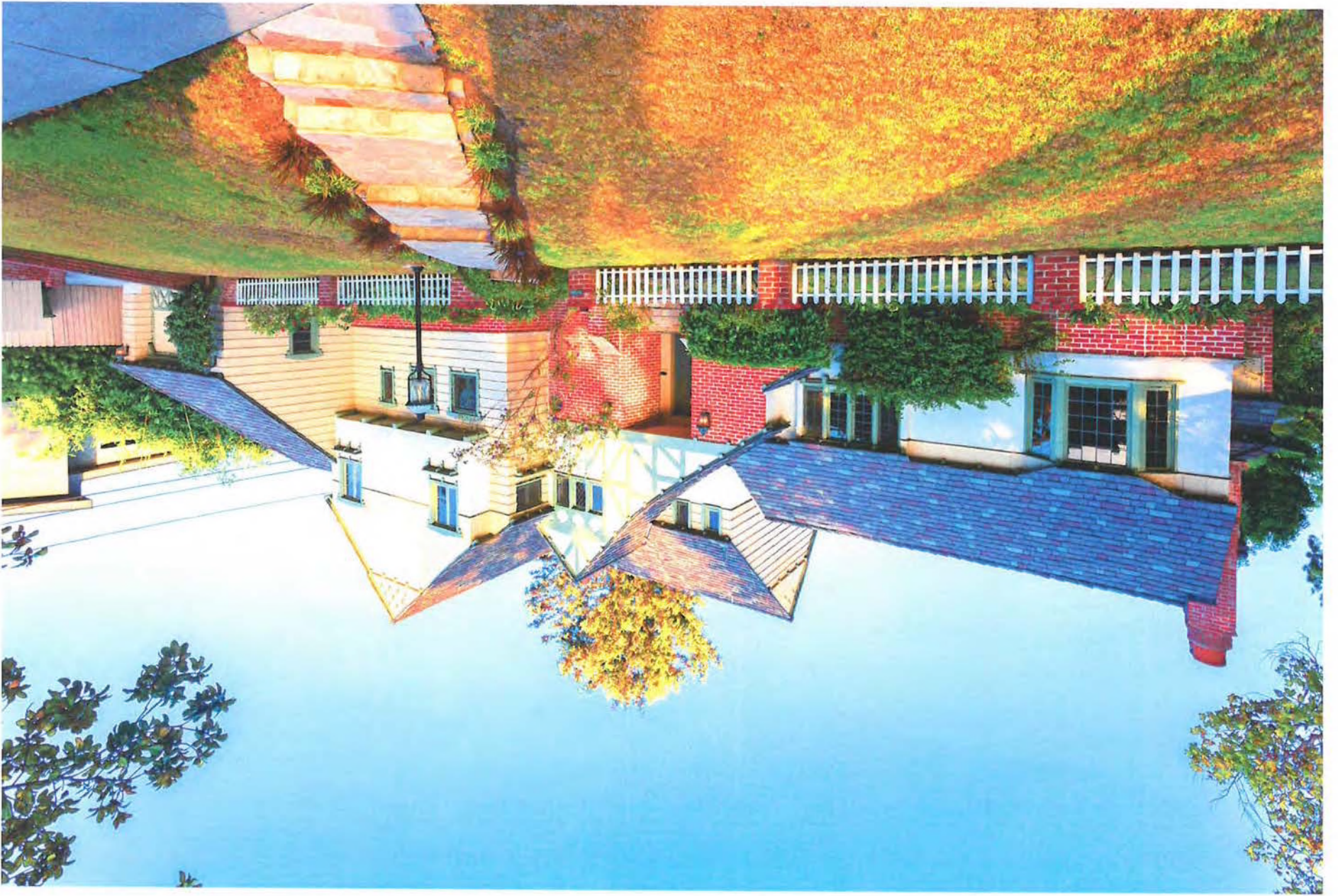
## Other

- Sir William Gage Middle School, in Brampton, Ontario, Canada

Retrieved from "[https://en.wikipedia.org/w/index.php?title=William\\_Gage&oldid=654830752](https://en.wikipedia.org/w/index.php?title=William_Gage&oldid=654830752)"

Categories: Human name disambiguation pages

- 
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**The residence located at 2706 Wigtown Road in the Los Angeles neighborhood of Cheviot Hills, Circa 1937**



# City of Los Angeles Department of City Planning



## 3/9/2016 PARCEL PROFILE REPORT (modified version)

### PROPERTY ADDRESSES

2706 S WIGTOWN ROAD

### ZIP CODES

90064

### RECENT ACTIVITY

CHC-2016-803-HCM

ENV-2016-804-CE

### CASE NUMBERS

CPC-2013-621-ZC-GPA-SP

CPC-10771

ORD-183497

ORD-171492

ORD-171227

ORD-163205

ORD-117153

ENV-2013-622-EIR

ENV-2005-8253-ND

Baseline Mansionization Ordinance Yes  
Specific Plan Area West Los Angeles Transportation Improvement and Mitigation

Special Land Use / Zoning None

Design Review Board No

Historic Preservation Review No

Historic Preservation Overlay Zone None

Other Historic Designations None

Other Historic Survey Information None

Mills Act Contract None

POD - Pedestrian Oriented Districts None

CDO - Community Design Overlay None

NSO - Neighborhood Stabilization Overlay No

Sign District No

Streetscape No

Adaptive Reuse Incentive Area None

Ellis Act Property No

Rent Stabilization Ordinance (RSO) No

CRA - Community Redevelopment Agency None

Central City Parking No

Downtown Parking No

Building Line None

500 Ft School Zone No

500 Ft Park Zone Active: Rancho Park Golf Course

### Assessor Information

Assessor Parcel No. (APN) 4318017008

### Ownership (Assessor)

Owner1 HAHN,SANG IK AND HYEONG SIK  
Address 21985 REGNART RD CUPERTINO CA 95014

### Ownership (Bureau of Engineering, Land Records)

Owner HAHN, SANG IK HAHN, HYEONG SIK  
Address 21985 REGNART RD CUPERTINO CA 95014

APN Area (Co. Public Works)\* 0.216 (ac)

Use Code 0100 - Single Residence

Assessed Land Val. \$1,880,000

Assessed Improvement Val. \$470,000

Last Owner Change 09/21/15

Last Sale Amount \$2,350,023

Tax Rate Area 67  
Deed Ref No. (City Clerk) 793787  
793786  
227123-4  
1163916

### Building 1

Year Built 1933

Building Class D9D

Number of Units 1

Number of Bedrooms 3

Number of Bathrooms 4

Building Square Footage 2,612.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

### Additional Information

Airport Hazard None

Coastal Zone None

Farmland Area Not Mapped

Very High Fire Hazard Severity Zone No

Fire District No. 1 No

Flood Zone None

Watercourse No

Hazardous Waste / Border Zone Properties No

Methane Hazard Site Methane Buffer Zone

High Wind Velocity Areas No

Special Grading Area (BOE Basic Grid Map A-13372) Yes

Oil Wells None

### Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.65478968

Nearest Fault (Name) Newport - Inglewood Fault Zone (Onshore)

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry Right Lateral - Strike Slip

Slip Type Poorly Constrained

Down Dip Width (km) 13.00000000

Rupture Top 0.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 90.00000000

Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No

Landslide No

### Address/Legal Information

PIN Number 126B161 304

Lot/Parcel Area (Calculated) 9,374.5 (sq ft)

Thomas Brothers Grid PAGE 632 - GRID E6

Assessor Parcel No. (APN) 4318017008

Tract TR 7264

Map Reference M B 98-63/76 (SHTS 7-20)

Block 4

Lot 9

Arb (Lot Cut Reference) None

Map Sheet 126B161

### Jurisdictional Information

Community Plan Area West Los Angeles

Area Planning Commission West Los Angeles

Neighborhood Council Westside

Council District CD 5 - Paul Koretz

Census Tract # 2693.00

LADBS District Office West Los Angeles

### Planning and Zoning Information

Special Notes None

Zoning R1-1

Zoning Information (ZI) ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5

General Plan Land Use Low Residential

General Plan Footnote(s) Yes

Hillside Area (Zoning Code) No

Baseline Hillside Ordinance No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



**City of Los Angeles  
Department of City Planning**

**3/9/2016  
PARCEL PROFILE REPORT  
(modified version)**



Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

**Economic Development Areas**

Business Improvement District None

Promise Zone No

Renewal Community No

Revitalization Zone None

State Enterprise Zone None

Targeted Neighborhood Initiative None

**Public Safety**

**Police Information**

Bureau West

Division / Station West Los Angeles

Reporting District 885

**Fire Information**

Bureau South

Batallion 18

District / Fire 92

**Station**

Red Flag Restricted No

**Parking**

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## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2013-621-ZC-GPA-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)  
GPA-GENERAL PLAN AMENDMENT  
ZC-ZONE CHANGE

Project Descriptions(s): ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

Case Number: ENV-2013-622-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

## DATA NOT AVAILABLE

CPC-10771

ORD-183497

ORD-171492

ORD-171227

ORD-163205

ORD-117153

ZIMAS INTRANET

Generalized Zoning

03/09/2016

City of Los Angeles  
Department of City Planning



0.04 Miles  
200 Feet



Streets Copyright (c) Thomas Brothers Maps, Inc.


Zoning: R1-1  
General Plan: Low Residential

Tract: TR 7264  
Block: 4  
Lot: 9  
Arb: None

Address: 2706 S WIGTOWN ROAD  
APN: 4318017008  
PIN #: 126B161 304

April 29, 2016

**TO:** Ms. Fely C. Pingol  
Commission Executive Assistant  
Cultural Heritage Commission  
**City of Los Angeles**

**FR:** David Christopher Choi   
c/o: Mr. Sang Ik Hahn and Hyeong Sik Hahn  
2706 Wigtown Road  
Los Angeles, CA 90064  
Cell: 310-663-8883

**RE:** CASE NUMBER: CHC-2016-803-HCM, Gage House, 2706 S. Wigtown Rd

Dear Ms. Pingol,

I am writing on behalf of my father in-law and mother in-law Mr. and Mrs. Hahn, owners of 2706 Wigtown Rd., Los Angeles, CA 90064. My in-laws have asked me to represent them on their behalf.

We would like to formally request that the application/nomination for CASE: CHC-2016-803-HCM, Gage House, 2706 S. Wigtown Rd. be dismissed on the grounds that the applicant falsely and fraudulently filed the nomination.

We investigated the packet you sent on March 28, 2016 and discovered that:

- Applicant Mr. Daniel Martin at 11945 Foxboro Dr, Los Angeles, CA 90049 does NOT exist.
- The applicant's home address and phone number does NOT exist and was falsified.
- There is NO such entity as the Daniel Martin Conservancy (public or private).
- The signature of a nonexistent person constitutes identity theft and perjury.

Clearly the applicant did this to deceive the commission, the City, as well as our in-laws who were not made aware of the nomination. We informed the commission staff members about this as well.

This is a formal request to the Commission in writing to dismiss this nomination on the grounds of FRAUD and PERJURY. We also believe it is ILLEGAL to falsify an application to the City of Los Angeles. We would like to request that the Commission deny the nomination prior to the next hearing which is dated for May 19, 2016.

**CASE NUMBER: CHC-2016-803-HCM,  
Gage House, 2706 S. Wigtown Rd  
Page 2**

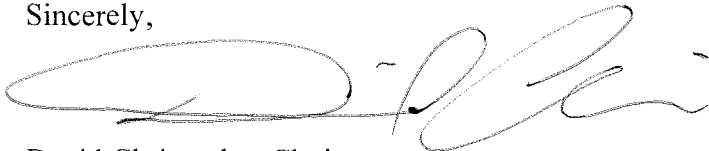
In addition, we would like to request that you forward us the contact information for the Deputy City Attorney assigned to this case, including his or her address, email, and phone number.

Furthermore, we would like to request all public records and/or documents pertaining to this case be forwarded to:

Mr. Sang Ik Hahn & Mrs. Hyeong Sik Hahn  
c/o: David Christopher Choi  
2706 Wigtown Road  
Los Angeles, CA 90064

Should you have any questions, I can be reached at 310-663-8883.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Choi', written over a horizontal line.

David Christopher Choi

cc: Council Member Paul Koretz, Fifth Council District