

Memorandum

To: William Crouch, City of Beverly Hills

Date: 10/03/2012

From: Jan Ostashay, Principal OAC

Re: LANDMARK ASSESSMENT CONFIRMATION REVIEW: Doheny Estate/Greystone Mansion,
905 Loma Vista Drive, Beverly Hills, CA

Overview

At the request of the City of Beverly Hills Community Development Department, Planning Division, Ostashay & Associates Consulting has conducted an assessment review to confirm local landmark eligibility for the property located at 905 Loma Vista Drive (501 Doheny Road). This property, referred to as the Doheny Estate or Greystone Mansion, is currently listed on the National Register of Historic Places (see Attachment A).

The City's Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; Beverly Hills Municipal Code 10-3-32) states that a property may be designated as a Landmark if it satisfies the following three criteria:

A. The Property meets at least two of the following criteria:

1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
4. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City, or community;
6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

B. The property retains integrity from its Period of Significance.

The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criteria specified in subsection 10-3-3212 (A) of this section. A proposed Landmark's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

C. The Property Has Historic Value.

The proposed Landmark is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purpose of this Article.

As part of the landmark assessment confirmation review, a brief context of information regarding the property has been provided followed by the application and evaluation of local significance for local designation consideration.

Background Information

DOHENY ESTATE/GREYSTONE

Address: 905 Loma Vista Drive (501 Doheny Road)

APN: 4350-005-903

National Register Info: 760004885; Listed 1976

Significance: Architectural History, Important Personage, Architecture

Period of Significance: 1926-1929

Architect: Gordon B. Kaufmann; Landscape Architect: Paul Thiene

In 1926, Edward Doheny, one of the most successful oil producers of his time, gave his son Edward "Ned" Lawrence Doheny, Jr. a 12.58-acre land parcel. It was adjacent to the 429-acre Doheny Ranch, which was part of the original El Rancho Rodeo de las Aguas (The Ranch of the Gathering Waters). The creation of the grounds began in 1926, which was designed by German born landscape architect Paul Thiene. Construction of the large residence began in February 1927, and was completed just over a year later at the cost of just over \$3 million. Designed by architect Gordon Kaufmann, Greystone's exterior reflects 19th century English Revival architecture with two-story turrets faced with grey Indiana limestone, thick Welsh slate on the roof, five red brick chimneys, and leaded windows. The home included 55 rooms in 46,054 square feet of living space, with living rooms, bedrooms, kitchens, and an entertainment wing consisting of a theater, bowling alley, and billiard room. The estate also included tennis courts, a swimming pool, a green house, a fire station and kennels. Greystone derived its name from the greyish tint of the limestone.

Ned, his wife, Lucy, and their five children moved into the mansion in late 1928. Only four months later Ned was found in the mansion in a murder suicide with his long time trusted family assistant Hugh Plunkett. Lucy acquired the 429-acre Doheny Ranch in 1945 from Carrie Estelle Doheny (her first mother in-law). In 1954, she sold that land to Paul Trousdale who developed it as the Trousdale Estates. The remaining 18.3 acres of land, including Greystone Mansion, were sold in 1955 to Henry Crown, a Midwest millionaire who at the time owned the Empire State Building. He never occupied the site instead he rented the estate to movie studios. The mansion remained vacant and on the verge of demolition until 1965, when the City of Beverly Hills purchased the property. The grounds were converted into a park and a site for a 19,300,000 gallon subsurface water reservoir. In 1971, the entire

site, including the mansion, was dedicated as a City of Beverly Hills public park. In 1976, it was recognized for its historical and architectural significance and was placed on the National Register of Historic Places.

Local Significance Findings

Pursuant to the City of Beverly Hills Historic Preservation Ordinance (Title 10, Chapter 3, Article 32; BHMC 10-3-32), this property satisfies the necessary requirements for local landmark designation. Greystone Mansion is eligible under “significance” criterion A.1, as it possesses important historical associations and sufficient contextual and architectural integrity to reflect the early residential development of large-scale estate planning in the City. It is also eligible under “significance” criterion A.2, for its direct association with Edward Doheny Sr., the initial owner of the land and developer of Greystone. Furthermore, the property is eligible under “significance” criterion A.3, because the estate (main residence, its outbuildings and landscaped grounds) embodies distinguishing design qualities, materials, workmanship, and features associated with early English Revival architecture. It is further eligible for local landmark listing under “significance” criteria A.4, as it was designed by master architect Gordon Kaufmann with the ground designed by master landscape architect Paul Thiene. In addition, this property satisfies “significance” criteria A.6, since it has been formally listed on the National Register of Historic Places. The property also retains sufficient historical integrity from its period of significance (1926-1929), and clearly has exceptional significant architectural value to the community.



Figure 1: Source: Friends of Greystone

ATTACHMENT A
National Register Form

PH 36246X

J.A.A. STEEF

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC



Doheny Estate/ Greystone

AND/OR COMMON

Greystone Park

LOCATION

STREET & NUMBER

905 Loma Vista Drive

__ NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Beverly Hills

VICINITY OF

23rd as of January 1, 1975

STATE

CODE

COUNTY

CODE

California

06

Los Angeles

19 37

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input checked="" type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

City of Beverly Hills

STREET & NUMBER

450 North Crescent Dr.

CITY, TOWN

STATE

Beverly Hills

VICINITY OF

California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Los Angeles County Records Office

STREET & NUMBER

227 N. Broadway

CITY, TOWN

STATE

Los Angeles

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

__ FEDERAL __ STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The architectural style of the mansion is difficult to describe because it is a conglomeration of numerous styles. It has been described by experts as the finest example of Early Los Angeles Baronial. The walls of the mansion are three feet thick, made of Indiana Lime Stone. Greystone derived its name from the grayish tint of the lime stone. The roof of the mansion is shingled with three to four inch thick Welsh slate in various shades of red, blue, and green. The entire mansion is built around a steel frame and reinforced concrete. There are five elegant chimneys made of red brick. Each chimney uniquely sculptured in its own way. The large English styled windows are all leaded. The drainage gutters, located under the eaves of the slate roof, are made of solid lead.

The mansion contains 55 major rooms consisting of 46,000 square feet. Refinements include Italian marble floors, hand-carved balustrades, fine oak and walnut panelling, elegant chandeliers, and two regulation size bowling alleys. The two story structure is shaped around the central courtyard and fountain. The main wing faces south, overlooking the city below. The servants wing angles off the main wing in a north-east direction, and leads to the eastern courtyard. The recreation wing, which contains the bowling alleys, billiard room, and theatre, runs parallel to the main wing in a easterly direction. The recreation wing is connected to the main wing via an upstairs hallway which leads over the breezeway that gives automobiles access to the central courtyard.

The firehouse is located just off the servants wing of the mansion on the eastern courtyard. It is a two story structure made of brick. The roof is shingled in wood. The downstairs portion consists of three large stalls where fire engines were once housed. The upstairs portion consists of two small apartments.

The stables, garages, workshops, and greenhouse are located in the lower southern portion of the grounds. The buildings are all connected together, made of brick (painted white) with wood shingled roofs. The entire area consists of 15,666 square feet. The stables have stalls for seven horses, and an equipment room. The garages once housed eight automobiles. There are apartments over the garages that accomodated the mechanics. The greenhouse has a brick base with glass walls and roof.

The seven room gatehouse is located on the lower grounds on the southeast corner of the estate. It was built in the same style as the mansion (stone walls and slate roof). The 1,800 square feet structure is attached to the Doheny gate, which was once the main entrance to the estate.

The total area of the park is 18.6 acres. Sixteen of those acres consist of beautiful formal gardens, wooded areas, orchards, pools, lawns, and picturesque walkways. The gardens are also highlighted by ornate lamps, and sculptured fountains.

Greystone park and mansion is in its original condition with the exception of the following alterations. A twenty million gallon reservoir was constructed on the large lawn area above the mansion. The top of the reservoir serves as a 200 car parking lot. A small 20 car parking lot was constructed below the mansion on a flat area that was once a flower garden. The original swimming pool was converted to a shallow reflecting pool. The mansion's living room was converted into a 83 seat theatre for the American Film Institute who lease the mansion from the City of Beverly Hills.

(more on continuation sheet)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Built from 1925-29
Purchased by B.H. in 1964

BUILDER/ARCHITECT Architect-Gordon B. Kaufmann
Builder-P.J. Walker Co.

STATEMENT OF SIGNIFICANCE

Greystone's modern history is long and colorful, beginning with the El Rancho Rodeo de las Aguas (The Ranch of the Gathering Waters) in 1852, which was owned by Maria Rita Valdez DeVilla. Just after the turn of the century, Mr. Edward Lawrence Doheny purchased approximately 600 acres of the barren foothills west of the Central Los Angeles area as a possible oil drilling site.

Mr. Doheny was an unsuccessful gold and silver prospector who arrived in Los Angeles to visit some friends and get fresh supplies just before the turn of the century. He recognized the "brae" or tar as an indication of the possibility of oil. After spending his remaining few dollars to purchase some land near the tar pits, he hand dug his oil well. This was the beginning of the fantastic fortunes for Mr. Edward Lawrence Doheny, Sr.

The foothill property in West Los Angeles proved to be a poor oil prospect, but an excellent site for a summer ranch retreat. The Doheny Family used a large portion of the land for raising orange and lemon trees. In 1925, Mr. Doheny decided to build a home for his only son, Edward Lawrence Doheny, Jr., on a 25 acre portion of the ranch. He spent over four million dollars building the 55 room mansion. The Doheny Family lived in Greystone until 1955. It was sold to the Park Greystone Corporation and subdivision seemed inevitable, but a group of concerned citizens saved this unique structure from demolition.

ARCHITECTURE-Greystone Mansion took four years to build at a cost of four million dollars. The walls, made of Indiana Lime Stone, are three feet thick. The roof is shingled with three to four inch thick Welsh slate. The entire structure is built around a gigantic steel frame that is reinforced with concrete. All of the plumbing and wiring is suspended on hing-like cables that sway (not brake) when the ground shifts. Some of the other features of the mansion include hanging ceilings, hidden panels, Italian marble, hand carved oak and walnut, leaded windows, central heat and air-cooling, dumb-waiter, bowling alleys, theatre, servants quarters, and power hoisted chandeliers. Although the mansion is most commonly referred to as Early Los Angeles Baronial in style, it does have a variety of other architectural forms, such as Gothic, English, and Italian. Greystone Mansion has been called the "pyramid of modern time."

ART-The formal gardens are complimented by many sculptured pieces of art. Some are in the form of plaques which are set into the stone walls. These plaques depict different symboli scenes from Italian Renaissance classics. There are also some beautifully sculptured masks representing individual winds seen in early Greek ptolemaic projections. There are several Italian Renaissance fountains that seem to attract the most attention. Ornate lamps(made of solid brass and French crystal) of many different styles can be found at many different locations throughout the park. Art Festivals are held at Greystone periodically throughout the year. Many forms of painting, sculpture, and photography are demonstrated and displayed for the public's enjoyment. There are also many art classes held at Greystone. Oil painting, water color, drawing, and nature photography are the most popular.

(more on continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Knowles, Ruth Sheldon The Greatest Gamblers
New York: McGraw-Hill Book Company Inc. 1959

Miller, Lucille V. Edward and Estelle Doheny Memorial Issue
Ventura County Historical Society Quarterly, November 1960

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 18.6

UTM REFERENCES

A |1,1| |3,7,1|0,0,0| |3,7,3|3,0,0|

B |1,1| |3,7,1|0,0,0| |3,7,2|7,6,0|

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C |1,1| |3,7,0|6,2,0| |3,7,2|7,6,0|

D |1,1| |3,7,0|6,2,0| |3,7,3|3,0,0|

VERBAL BOUNDARY DESCRIPTION

The boundaries of the City of Beverly Hills' Greystone Park, encompassing the last remaining 18,6 acres of the Doheny Estate, form the boundaries of this nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Loch Jones, Senior Supervisor

Pat McCormick, Park Ranger

ORGANIZATION

RECREATION DEPARTMENT OF BEVERLY HILLS

DATE

March 15, 1976

STREET & NUMBER

9268 West Third Street

TELEPHONE

CITY OR TOWN

Beverly Hills

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Herbert Rhodes

4/6/76

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

James P. ...

DATE

4/23/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles ...

DATE

4-22-76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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7. DESCRIPTION (cont.)

The two parking lots were constructed in good taste, correlating as much as possible with the beauty of the park. There are numerous planters on the large parking lot containing both trees and plants. The restroom and reservoir entrance were made of limestone and flagstone to match the mansion. Artistic banisters were constructed around the edge of the parking lot that are almost identical to the ones in the adjoining formal gardens. There is no need to worry about the impact of the reservoir because it is underground.

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8. SIGNIFICANCE (cont.)

CURRENT STATUS— The American Film Institute (AFI) leases the mansion from the City of Beverly Hills. Established as an independent, non-profit organization by the National Endowment for the Arts, the American Film Institute's stated purpose is to preserve the heritage and advance the art of film and television in America. The headquarters of AFI is located in Washington, D.C. and Greystone Mansion is used as its Center for Advanced Film Studies. Some 90 students, known as Fellows, study full time at the Center, and are joined by hundreds of other participants in workshops, seminars, and filmmaking projects. The Fellows work in close tutorial relationships with practicing film artists and craftsmen. Fellows enroll in a two year curriculum in which they may emphasize screenwriting, directing, cinematography, or production management.

Greystone's central courtyard is used extensively for a large variety of musical concerts. The concerts have ranged from a solo guitarist to a full one-hundred piece symphony orchestra. Many of the performers come from local universities (UCLA, USC, and Mt. St. Mary's), colleges, and high schools. Some of the groups are professionals. The Beverly Hills Chamber Orchestra, Pecurka Folk Group, and the Schoenfeld String Ensemble are just a few. The central courtyard is ideal for concerts because of its fantastic acoustics and size. As many as five hundred spectators can be seated.

The pool area in the formal gardens has been the site of many theatrical productions. The area is ideal because of its dressingrooms, and natural stage location that was once used as a picnic shelter. The majority of the productions are put on by professional groups. One of the most popular groups, Theatre 40, performs from the works of William Shakespeare. Plans have been made to build a portable stage over the fountain in the central courtyard to promote a Theater-in-the-Round program.

The mansion is leased from the City by the American Film Institute as their West Coast headquarters and contains their school for students in the art of filmmaking. The mansion is open to visitors on the weekends (reservations in advance); the grounds are open as a public park 10 a.m. to 6 p.m. daily.

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CONTINUATION SHEET

ITEM NUMBER

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9. MAJOR BIBLIOGRAPHICAL REFERENCES (cont.)

Busch, Francis X. Enemies of the State
New York: The Bobbs-Merrill Co. Inc. 1954

Marcosson, Isaac F. The Black Golconda
New York: Harper & Brothers 1923

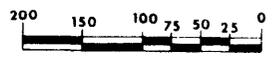
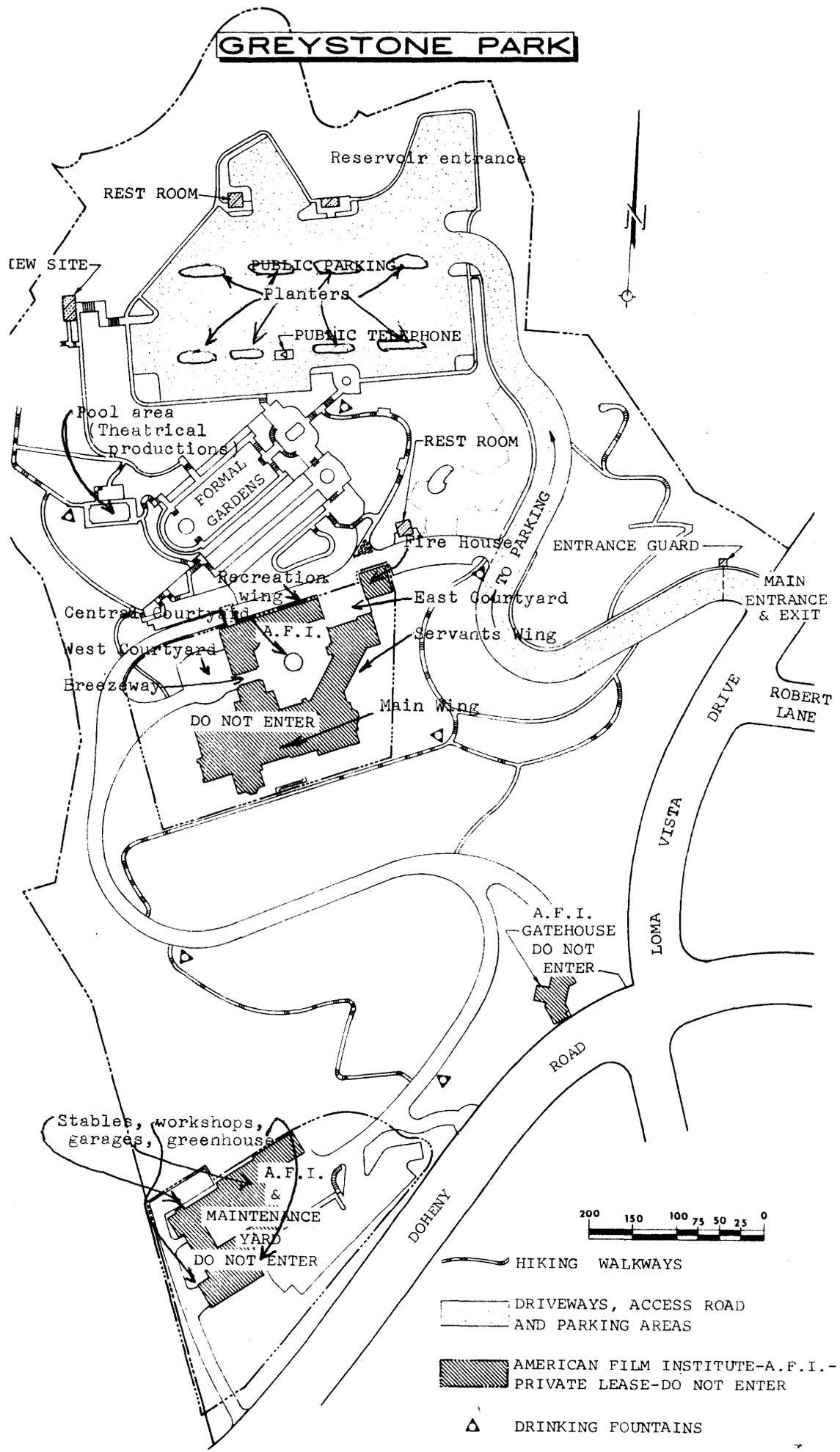
Sullivan, Mark Our Times Vol. VI The Twenties
New York: Charles Scribner's Sons 1935

Werner, M. R. Teapot Dome
New York: The Viking Press 1959

Whitner, Caspar Charles Adelbert Canfield
New York: Merrymount Press 1930

Regan, Michael The Mansions of Beverly Hills
Los Angeles: Regan Publishing Company 1966

GREYSTONE PARK



-  HIKING WALKWAYS
-  DRIVEWAYS, ACCESS ROAD AND PARKING AREAS
-  AMERICAN FILM INSTITUTE-A.F.I.-PRIVATE LEASE-DO NOT ENTER
-  DRINKING FOUNTAINS