

*PH 36246X*

*J.A.A. STEEP*

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	APR 23 1976

**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\_\_ NOT FOR PUBLICATION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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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
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3	7	1	0	0	0
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3	7	7	3	3	0	0
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B 

1	1
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3	7	1	0	0	0
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3	7	7	2	7	6	0
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C 

1	1
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3	7	10	6	12	0
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3	7	7	2	7	6	0
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D 

1	1
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3	7	10	6	12	0
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3	7	7	3	3	0	0
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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 D. Jones*

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

4/23/76

ATTEST:

*Charles W. Stumpf*

DATE

4-22-76

KEEPER OF THE NATIONAL REGISTER

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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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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

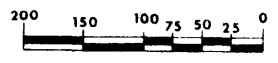
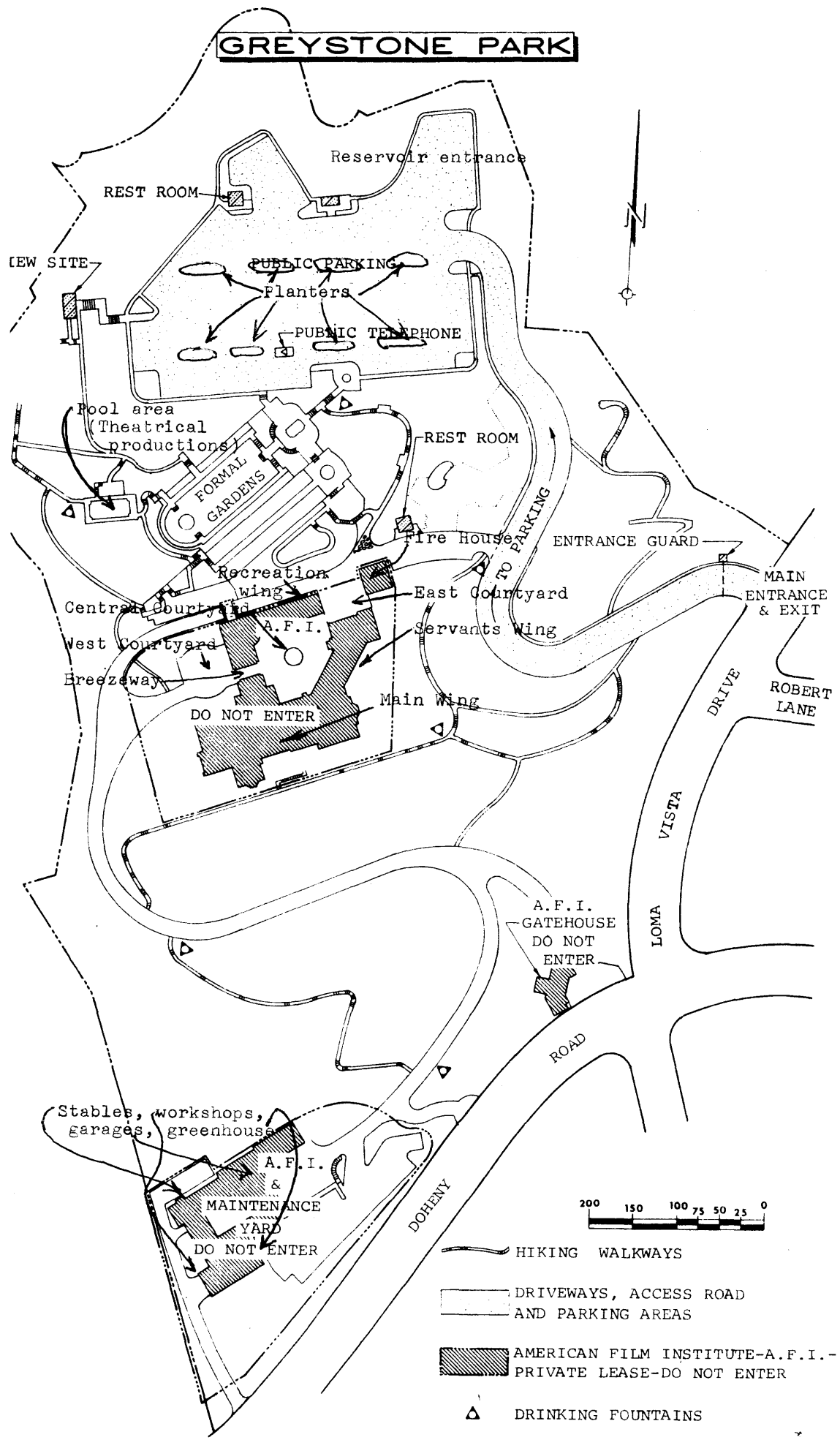
Sullivan, Mark Our Times Vol. VI The Twenties  
New York: Charles Scribner's Sons 1935





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