

# **Attachment 2**



City of Beverly Hills

Planning Division

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## Cultural Heritage Commission Report

**Meeting Date:** July 10, 2013

**Subject:** Nomination for inclusion onto Local Register of Historic Properties of the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills.

**Recommendation:** Adopt a resolution recommending City Council designate the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills as a local Landmark.

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### REPORT SUMMARY

The City's historic consultant, Jan Ostashay, has completed a final review of documentation for the Anthony – Kerry House and confirms it is eligible for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending that the City Council designate the Anthony – Kerry House at 910 N. Bedford Drive, as a Landmark on the Local Register of Historic Properties.

Greene and Greene  
designed Anthony –  
Kerry House at  
910 N. Bedford Drive.  
Beverly Hills.



**Attachment(s):**

1. Consultants Historic Assessment Report
2. DPR Survey Forms
3. Resolution

**Report Author and Contact Information:**

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Urban Designer  
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## **BACKGROUND**

At the meeting of April 10, 2013 the Cultural Heritage Commission initiated nomination proceedings for the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Jan Ostashay, has now completed a full review of documentation for the Anthony – Kerry House for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

## **PUBLIC NOTICE**

The owners of the property at 910 N. Bedford Drive, Beverly Hills were notified in writing that the Cultural Heritage Commission would consider nomination of the Anthony – Kerry House as a local historic landmark on July 10, 2013. As of the date of this report, no public comments have been received.

## **ENVIRONMENTAL REVIEW**

Designation of the Anthony – Kerry House at 910 N. Bedford Drive, as a local historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of the Earle C. Anthony House would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of the Anthony – Kerry House may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating the Anthony – Kerry House is an action of the City to protect and preserve a historic resource.

## **GENERAL PLAN CONSISTENCY**

Designation of the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills, as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

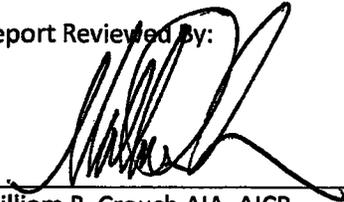
## **SUMMARY**

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills and forward the recommendation to City Council for approval.

## **NEXT STEPS**

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate the Anthony – Kerry House at 910 N. Bedford Drive, Beverly Hills as a local Landmark.

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'William R. Crouch', written over a horizontal line.

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William R. Crouch AIA, AICP  
Urban Designer

RESOLUTION NO. CHC 23

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THE CITY COUNCIL DESIGNATE THE ANTHONY-KERRY HOUSE AT 910 N. BEDFORD DRIVE, BEVERLY HILLS AS A LANDMARK INCLUDED ON THE LOCAL REGISTER OF HISTORIC PROPERTIES

Section 1. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617 establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 2. On April 10, 2013, the Cultural Heritage Commission conducted a preliminary consideration of Anthony-Kerry House located at 910 N. Bedford Drive, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that Anthony-Kerry House warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 3. On July 10, 2013, the Cultural Heritage Commission considered a *Landmark Assessment and Evaluation Report* for Anthony-Kerry House incorporated herein as Exhibit A, and other evidence provided during the proceedings and observations and moved to nominate the Anthony-Kerry House as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment and Evaluation Report* by Jan Ostashay of Ostashay and Associates Consulting and other evidence.

Section 4. BACKGROUND. Though slightly skewed from true north, the large, irregular, wedge-shaped parcel formed by the junction of North Bedford Drive with Benedict Canyon forms the setting for the Anthony-Kerry House. Though slightly skewed from true north, the Anthony Kerry House occupies the southwest corner of this intersection on lot 1 of Block 2 of Tract 4160. The lot measures approximately 255 feet along North Bedford Drive on the west; 268 feet along Benedict Canyon (east) and has a maximum depth of 207 feet. The house occupies the south end of the parcel, with its primary elevation facing west onto Bedford, and the property is located within a well-developed residential neighborhood with improvements dating primarily from the mid to late 1920s.

The best example of high-style Craftsman architecture in Beverly Hills, the Anthony-Kerry house was constructed in 1909 for automobile magnate and broadcasting entrepreneur Earle C. Anthony at 666 South Berendo Street in Los Angeles in 1909. Anthony (1880-1961) designed and built an electric car in 1897, said to be the first car in Los Angeles. Later, he gained fame and success as the California dealer of Packard automobiles, a role he filled from 1915 to 1958. He founded local radio station KFI in 1923 and later was associated with the establishment of the KFI television station. His chain of Chevron service stations was subsequently purchased by Standard Oil. Anthony clearly appreciated fine architecture. His 1909 commission of Greene and Greene to design his residence was followed by another to provide the interiors for his Los Angeles automobile showroom (1911) and still later by Henry Greene's design of a house for his mother-in-law, Kate A. Kelly in Los Feliz (1924). In the interim he tapped prominent northern California architect Bernard Maybeck to design a house for him in the Los Feliz neighborhood and the San Francisco Packard showroom. Called a "masterwork" and one of the "ultimate

bungalows” by Greene and Greene scholar Randall Makinson, the Greene’s house for Anthony was the only major Greene and Greene residence to be built in Los Angeles during this period.

In 1923, when the Anthony property was slated for development as an apartment building, actor Norman Kerry and his wife purchased the house and engaged Henry Greene to oversee the move to a large plot in Beverly Hills and construction of a new garage and second story apartment. Moved in three sections, the house was complemented by Henry by a spacious formal garden anchored by a circular pond (still extant as a planting bed). A semi-circular driveway, perimeter fence, and gates were also provided. Kerry (1894-1956), born Arnold Kaiser, debuted in the 1916 film *Manhattan Madness*, starring Douglas Fairbanks and directed by Allan Dwan. He quickly rose to leading man roles, playing opposite the luminaries of the day, including Mary Pickford and Constance Talmadge. Over the next decade or so he completed 66 films, the most notable of which included *The Hunchback of Notre Dame* (1923) and *The Phantom of the Opera* (1925), both opposite Lon Chaney. Kerry’s career faded with the onset of sound in the late 1920s, completing only five films between 1930 and 1941.

It is unknown when Kerry and his wife moved from 910 North Bedford Drive. By 1933, building permits listed Mrs. Rozene T. Emmerich as the owner. In the 1950s, Edward F. Gardner owned the property. From the 1960s into the 1980s, the property was owned by the Dr. Hart Isaacs family.

Section 5. 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. The Anthony-Kerry House is eligible under “significance” criterion A.1. *The property is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant*

*contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community.* The subject property truly exemplifies special elements of a unique period in the City's evolving architectural history and development. The design, materials, workmanship, setting, and overall character of the site together reflect the essential features of the Craftsman style. Dominating the architectural landscape of southern California for most of the first two decades of the 20<sup>th</sup> century, the Craftsman style largely evolved on the banks of the Arroyo in Los Angeles and Pasadena. Beverly Hills was founded during the Craftsman era and its earliest residences mostly epitomized this architectural idiom. The Anthony-Kerry House represents one of the high achievements of this era and its move to Beverly Hills, overseen by the original architectural firm, ensured its continued exemplification of the highest principles of the Craftsman aesthetic and philosophy. In consideration of eligibility, the property appears to satisfy this criterion.

The Anthony-Kerry House is eligible under "significance" criterion A.2. *The property is directly associated with the lives of Significant Persons important to national, state, City or local history.* The property was built Earle C. Anthony, who was a notable figure in Los Angeles history, both as an automotive industry and broadcasting pioneer and as a prominent local citizen. However, Anthony's association with the house ceased prior to its move to Beverly Hills, and Anthony went on to build a still-extant house in Los Angeles; thus, the house is not significant under Beverly Hills criteria for its association with Anthony. Norman Kerry, who moved the house to Beverly Hills, was an important film star of the silent film era. His career began in 1916 and was at its height when the house was relocated. This appears to be the only known property associated with Kerry during the productive phase of his career, and therefore the property does appear to satisfy this criterion.

The Anthony-Kerry House is eligible under “significance” criterion A.3. *The property embodies the distinctive characteristics of a style, type, period, or method of construction.* The property is the best extant example of Craftsman architecture in Beverly Hills. Other examples in the City are more modest and are not associated with known architects, much less an architecture firm of the importance and caliber of Greene and Greene. It has been documented in books chronicling the career of these seminal architects and has been characterized by the foremost expert on Greene and Greene as one of their masterworks. The design, materials, workmanship, setting, and overall character of the site together reflect the quintessential Craftsman style. The Anthony-Kerry House, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. The property continues to appear almost identical as to when it was relocated to its current location from Los Angeles in 1923. Key features of the Craftsman architectural style incorporated in the property include the building’s asymmetry, horizontal emphasis, roof treatment, materials, fenestration, exposed structural elements, siting, and landscaping. In review, the subject property appears eligible for local landmark designation under this criterion.

The Anthony-Kerry House is eligible under “significance” criterion A.4. *The property represents a notable work of a person included on the City’s List of Master Architects or possesses high artistic or aesthetic value.* This property is a notable work of Charles and Henry Greene, foremost exponents of the Craftsman style and listed on the City’s List of Master Architects. In addition to providing the original design, the Greene and Greene office, specifically Henry Greene, oversaw the relocation to Beverly Hills, design and construction of the new garage building, and landscaping. Furthermore, the property possesses high artistic and aesthetic value

in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

The Anthony-Kerry House is eligible under “significance” criterion B because the property retains integrity from its period of significance. The period of significance for the subject property is 1909 to 1923, when the property was built and extending through to when it was relocated to Beverly Hills. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident in the property and help to render it historically significant. Therefore, the property satisfies this criterion. The Anthony-Kerry House is eligible under “significance” criterion C because the property has historic value. Because of its unique architecture, historical past, and contribution to the City’s architectural heritage the property is considered to have historic value. Therefore, the property satisfies this criterion.

Section 6.                    PARTICULAR        CHARACTERISTICS        JUSTYING

LANDMARK DESIGNATION THAT SHOULD BE PRESERVED. Use and development of Anthony-Kerry House shall be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards). These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. Character-defining features associated with the Anthony-Kerry House are those features only on the dwelling dating from original construction in 1909 and the move to Beverly Hills in 1924, and property space as seen from the public rights-of-way on North Bedford Drive

and Benedict Canyon. Such features include its prominent location at the intersection of North Bedford Drive and Benedict Canyon; the basic asymmetrical form, height, shape, mass and composition of the dwelling in relationship to its setting and immediate environment; and physical attributes that define the Craftsman architectural style. Those features on the house and publicly visible portions of the property that reflect and define the Craftsman style include, but are not limited to:

- Complex gabled roof, low-pitch, roofing material, roof eaves, exposed beams and rafter tails, attic vents in gable ends
- Shingle siding, clinker brick chimney, clinker brick driveway pedestals, clinker brick fence, and wooden gates
- Exposed structural features such as joists extending from the corners of the house between stories, beams over front window and entry, and plain header moldings that band the exterior
- Casement windows with characteristic pattern of muntins, extended lintels and sills, bracketed window boxes, wood-framed screens
- Paneled front door and brick entry stairs
- Clinker brick chimney
- Original lighting and hardware on primary elevation, including entry light
- 1923 Garage (portions visible from Benedict Canyon)
- Publicly visible landscape features, including mature trees

Section 7. REASONS FOR DESIGNATING ANTHONY-KERRY

HOUSE AS A LANDMARK. The Cultural Heritage Commission finds that the property meets the criteria for designation as a landmark, and that the property warrants designation because Anthony-Kerry House meets the City of Beverly Hill's criteria for designation as a local Landmark, as required in the City's Historic Preservation Ordinance (BHMC Section 10-3-3212). The property satisfies the requirement of subsection 10-3-3212(A)(1), in that it "is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community." The property also appears to meet the requirement of subsection 10-3-3212 (A)(2) in that it is best and only known property associated with a notable personage in the entertainment industry, Norman Kerry. The subject property truly exemplifies elements of a unique period and architectural style in the City's architectural history. In addition, the subject property satisfies the requirements of subsection 10-3-3212(A)(3), in that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The design, materials, workmanship, setting, and overall character of the site together reflect the quintessential Craftsman style. And under the requirements of subsection 10-3-3212(A)(4), the Anthony-Kerry House satisfies this criterion in that it "represents the notable work of a person included on the City's List of Master Architects," the architects Charles and Henry Greene, and "possesses high artistic and aesthetic value" as a mature expression on the Craftsman design aesthetic. The property also satisfies the requirements of subsection 10-3-3212(B) in that it fully retains sufficient integrity to physically convey its historical significance, and subsection 10-3-3212(C) since its unique architecture and historical past are considered tangible evidence that help to give it historic value.

Section 8. GENERAL GUIDELINES AND STANDARDS FOR FUTURE PROPOSED CHANGES PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE (Section 10-3-3224). The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995) by Weeks and Grimmer (herein referred to as the SOI Standards and Guidelines) are incorporated as reference. These standards and guidelines have been formulated to ensure that any significant adverse changes to the property do not compromise those qualities that justify its listing as a landmark. The guidelines and standards are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on exterior of existing buildings as well as new, attached, or adjacent construction. The SOI Standards and Guidelines are also designed to be standards which City Staff and the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Beverly Hills Historic Preservation Ordinance. The location and boundaries of the delineated resource or resources are the property boundaries.

Section 9. ENVIRONMENTAL ANALYSIS. Designation of Anthony-Kerry House at 910 N. Bedford Drive, Beverly Hills, as a local historic landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of Anthony-Kerry House would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there

is no possibility that the designation of Anthony-Kerry House may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating Anthony-Kerry House is an action of the City to protect and preserve an historic resource.

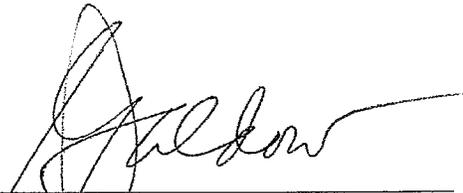
Section 10. GENERAL PLAN CONSISTENCY. Designation of Anthony-Kerry House as a local historic landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy “HP 1.3 – Promote National, State, and Local Designation of Historic Resources” encourages the establishment of programs encouraging the nomination of landmarks.

Section 11. The Cultural Heritage Commission hereby recommends that the City Council designate Anthony-Kerry House as a local landmark in the City of Beverly Hills and place Anthony-Kerry House on the City of Beverly Hills Local Register of Historic Properties.

Section 12. The record of proceedings for designation of Anthony-Kerry House as a local landmark included on the City’s Register of Historic Properties is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

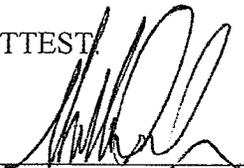
Section 13. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

**Adopted: July 10, 2013.**



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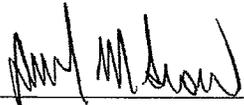
RICHARD WALDOW  
Chairperson of the Cultural Heritage  
Commission of the City of Beverly Hills,  
California

ATTEST 

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Secretary

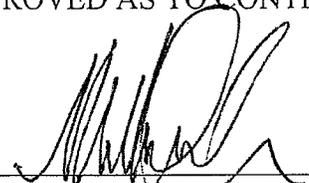
APPROVED AS TO FORM:



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DAVID M. SNOW  
Assistant City Attorney

APPROVED AS TO CONTENT:



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WILLIAM R. CROUCH  
Urban Designer

Exhibit A – Landmark Assessment and Evaluation Report and Attachments.