

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



JULY 2018

## J.B. Hurd Residence

626 North Camden Drive, City of Beverly Hills, CA

**Prepared for:**  
City of Beverly Hills  
Community Development Department  
Planning Division  
455 Rexford Drive, Beverly Hills, CA 90210

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APN: 4345-024-015

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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 the single-family residence located at 626 North Camden Drive, in the City of Beverly Hills.

Included in the report is a discussion of the survey methodology used, a summarized description of the subject property and its historical integrity, a brief contextual history of the property, a review of the local landmark criteria considered in the evaluation process, a formal evaluation of the property for local significance, photographs, and any applicable supporting materials.

## **METHODOLOGY**

The landmark assessment was conducted by Jan Ostashay, Principal, of 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 System (CHRIS) maintained by the State Office of Historic Preservation (OHP) in order to determine if any evaluations or survey assessments of the property had been previous performed.

For this current landmark assessment a site visit was performed and a review of as-built architectural plans, building permits, tax assessor records, and historic aerial photographs was conducted to document the property's existing condition and assist in evaluating the property for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the structure and its eligibility for individual designation as a City of Beverly Hills Landmark. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted site-specific research on the subject property utilizing architectural plans, Sanborn Fire Insurance Maps, city directories, newspaper articles, historical

photographs, aerial photographs, and building permits, among other available resources.

- 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**

The J.B. Hurd Residence located at 626 North Camden Drive appears to satisfy the City's criteria for individual designation as a local Landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (Beverly Hills Municipal Code Title 10, Chapter 3, Article 32). This property appears to satisfy all of the mandates of subsection A. and one of the mandates under subsection B. of the City's Landmark Designation Criteria.

## **BACKGROUND INFORMATION**

The subject property is located at the southeast corner of North Camden Drive and Elevado Avenue in the "flats" area of Beverly Hills. With 5,537 square feet of space the two-story residence is situated on lot 15, block 60 of the Beverly Hills tract. The parcel has a rectangular shape that measures roughly 90 feet at its west end, 100 feet along its east side, 180 feet along its northern line, and 176 feet along the southern lot edge. The property fronts onto Camden Drive with garage access off Elevado Avenue. An alley abuts the parcel to the east. Outside of the subject property, which was built in 1941, the immediate neighborhood is primarily developed with single-family homes of varying size and style that were built in the 1920s and within the last few decades or so.

The 626 North Camden Drive property has not been previously identified, documented, or evaluated under any of the City's previous historic resources survey efforts. In addition, it is not included in the State's CHRIS list and is not recorded in the National Register or California Register.

## **PROPERTY DESCRIPTION**

The large parcel contains a two-story, single-family residence oriented west toward Camden Drive. The front half of the property is bordered by a low-rise painted brick wall that is intersected by a series of tall brick piers that are capped with lanterns and in which wrought iron railings are set. The rest of the parcel is enclosed along the perimeter and rear alley by a tall painted brick wall. The front yard on Camden Drive contains a semi-circular, concrete and brick paved driveway and mature landscaping with various trees, shrubs, and lawn. The detached multi-car garage, which a portion is utilized as a pool cabana, is offset at the northeast corner of the parcel and is accessed via a concrete driveway from Elevado Avenue. Occupying the eastern portion of the lot is a good size backyard that is bounded by the building on the east and north. The backyard features a brick paved patio terrace and pool deck and

contains a swimming pool, a pool cabana (south side of garage), and abundant landscaping and grassy lawn.

Completed in 1941, the J.B. Hurd Residence is a large home showcasing an early 1940s interpretation of the French Revival style. An example of the asymmetrical subtype of the style, the building has an irregular, "L" shape plan. The stylistic signature of a high, side-facing hipped roof crowns the main volume that is intersected by a series of smaller hipped roofs, including one over an extended front bay. Composition shingles cover the steeply pitched roof with flared eaves. As viewed from the street, the lower story is veneered in white washed brick laid in running bond, while the upper is clad with wide vertical-laid wood plank bead board. A pronounced brick stringcourse of turned soldier course orientation separates the stories. Fenestration along the first level includes a large curved bay window with elongated multi-pane casements set under a metal standing seam accent roof at the north end and a canted bay with a large multi-pane fixed focal window and side casements capped with a bell-cast standing seam metal accent roof to the far south. Centrally placed along the front façade is the recessed entry that is defined by a series of brick steps, landing, and monumental front door assembly. Set back within the wood paneled entry vestibule is a multi-panel wood door with decorative bronze door knob and speak easy peep hole that is capped by a wood-frame transom window with decorative stained glass. A highly ornate molded segmental pediment door surround frames the entry vestibule and demarcates it as the main entry to the house. Second story windows on the primary elevation consists of cut-away segmental wall dormers set within flat wood surrounds that feature a molded blind transom with upper fan-light detail.

The architectural details along the front façade wrap around to the north (side) end of the dwelling as well as a portion of the rear (east) elevation. Such features on these wall planes include a large canted bay window with metal standing seam roof (glazing and internal framing replaced), cut-away segmental wall dormer windows, brick cladding at the first floor and vertical wood bead board siding at the second level, ornate brick stringcourse, and in-laid brick (rack) quoin corner detail, as well as an engaged brick chimney. Off the backend of the house a one-story room addition was added in 1964. This portion of the house is sheathed in stucco and is punctuated by elongated casement type fenestration that complements the original window frames of the house. Near the axis of the "L" shape building plan is a set of multi-pane French doors with paired louvered shutter doors that open to a brick paved patio deck that is partially covered by a half hip roof supported by decorative posts with filigree. Interestingly, these posts are emblematic to master architect Paul R. Williams' design features. Fenestration along portions of the backside of the house consists of multi-pane windows of varying size set within simple wood casings with wood sills and surrounds. The stringcourse is also extended around the building's rear wall planes; however, it is a simpler, thinner detail than on the primary elevations of the house.

The south side of the house, which abuts up to a neighboring residence, is also sheathed in smooth stucco with the simpler banded stringcourse running between the first and second floors. There are numerous window openings (multi-pane, wood casings and sills), a secondary access door, and an extended one-story polygon shape bay wing along this elevation. The multifaceted stucco sheathed bay has brick base walls; a series of casement windows set atop

the brick walls; and a semi-bell cast roof with molded fascia, extended eaves, and compositional shingle covering. A concrete paved narrow walkway, some landscaping, utilities, and brick wall with gate are also along this side of the house.

At the northeast corner of the parcel, a stucco sheathed garage capped with a high-pitched hipped roof with flared, extended eaves is situated. A portion of this structure was converted to use as a pool cabana sometime after 1969, when the pool was installed. The building is punctuated by multi-pane fenestration and a multi panel wood door on its south side (facing the pool). A second pedestrian door with brick steps, landing, and metal railing is off the west elevation. The north side of the garage contains large garage doors that open onto a short concrete paved driveway and Elevado Avenue.

A review of building permits affecting the exterior of the property indicate that it has undergone some modifications since it was built in 1941. Recorded with the City of Beverly Hills include the following:

YEAR	DESCRIPTION OF WORK
1940	Single-family residence
1940	Private garage
1961	Landscape, patio roof, tool shed, patio terrace, fence
1964	Room addition
1969	Swimming pool
1969	Garage remodel
1981	Recover wood shingle roof with compositional shingles
1986	Bathroom remodel
1988	New driveway at front of house
1996	Kitchen remodel; window replacement
2007	Re-roof guest house, remove (E) wood shakes for comp shingles
2011	Re-roof main house
2013	Remodel guest house
2014	Front and side yard 6'-0" masonry walls
2015	Rear yard masonry wall
2017	Replace (58) windows and (3) doors on house

Notable modifications to the residence have included removal of the original wood shingles on the house and garage with compositional shingles in 1981, the removal of the front yard (softscape and hardscape) for the installation of a paved circular driveway at the front of the house in 1988, and the replacement of all windows on the house with compatible type fenestration within the original openings in 2017 (retaining original wood casings, sills, lintels and molding trim).

Most of the alterations as listed above appear to have been changes sympathetic to the property's overall architectural qualities or were made along secondary elevations out of view from the public right-of-way. Such evident changes have not significantly compromised or

radically altered the dwelling's original architectural design, historical integrity, or important character-defining features.

## 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>1</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>2</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.

Prompted largely by concern over the water and school systems, residents voted to incorporate in 1914 and created the new 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>3</sup>

The architecture of Beverly Hills in the years following the City's founding was dominated by the Craftsman, Mission Revival, and Period Revival styles like Tudor Revival, Georgian, and 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. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the City, including Colonial Revival, Spanish Colonial Revival, French Normandy, Tudor Revival, and the like. 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

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<sup>1</sup> *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

<sup>2</sup> *Ibid*, pp. 8-9.

<sup>3</sup> *Ibid*, pg. 11.

and blank wall surfaces to project exclusivity and sophistication.<sup>4</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.

By the end of World War II, much of Beverly Hills was fully developed but was still growing in density, resulting in the subdivision of some large estates and the demolition of older building stock for new residential and commercial development. The city's commercial district gained a number of professional occupants and Beverly Hills became less of a bedroom community to Los Angeles and more of a destination in and of itself.

Single-family residential development continued to feature Period Revival styles, although the 1950s saw the beginning of the Modern movement in the city. In 1955, the Trousdale Estates neighborhood, just north of the subject property, was created from the subdivision of the former Doheny family ranch land. The most common styles of architecture associated with the new homes being constructed at that time included Mid-century Modern, Contemporary Ranch, and Hollywood Regency.

By the 1980s, new construction in Beverly Hills was scattered throughout the city on undeveloped properties in the hills and on redeveloped parcels in the residential and commercial sections of the "flats." Beverly Hills' pattern of increasingly dense urbanization has continued into the present. Some of the City's older housing stock, particularly in the residential section of the "flats," has been replaced with Late Modern style, Post-Modern, or monumental contemporary style residences designed by noted architects of world-renowned recognition. Nonetheless, in considering the City's overall development its long lineage of high quality residential and commercial architecture serves as a physical manifestation of the City's unique and diverse architectural heritage.

**626 North Camden Drive.** On September 11, 1940, two permits for 626 North Camden Drive were obtained from the City of Beverly Hills by contractor Ray P. Stahmann. The first was for a two-story residence with brick veneer and stucco exterior walls, wood shingle roof, one brick chimney, and a cost of \$24,000. The second permit was for a garage with stucco exterior walls and wood shingle roof costing \$2,000. The owners of the property at the time were Mr. J. B. Hurd and his wife, Martha.

Raymond Paul Stahmann (1896-1976) was a local general contractor and builder who also had experience as a draftsman. Intermittently he partnered with James R. Moiso (1917-2001), a building contractor, who together worked on a number of development projects in Beverly Hills, Hollywood, Los Angeles, Pasadena, Flintridge, and elsewhere. Stahmann's portfolio of work included small and large residential structures as well as commercial buildings of varying size designed in a variety of Period Revival styles. From a composition and stylistic perspective Stahmann appears to have been influenced by the work of many noted architects of the period, including Harry E. Werner, Roland Coate, Wallace Neff, and Paul R. Williams as some of his designs incorporate signature elements of their work.

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<sup>4</sup> *Ibid.* pg. 17.

Besides the 626 North Camden Drive property, Stahmann's work in Beverly Hills includes his own house at 250 North Crescent Drive (1924, relocated in 1959) where he is listed on the permit as the owner, contractor, and architect; a private residence at 1021 Chevy Chase Drive (1925, demolished); a Spanish Colonial Revival style residence at 520 North Camden Drive where he is noted on the permit as the architect and contractor (1928); another Spanish Colonial Revival style dwelling at 704 North Bedford Drive where he listed on the permit as owner, contractor, and architect (1929); a commercial building called the "Eddie Schmidt Building" where credit is given to both Moiso and Stahmann as the contractor and designer (1934); and an additional residential project by Moiso and Stahmann at 630 North Maple Drive (1937, demolished).

The original owner of the property, Joubert Bryan Hurd, was a general shipping agent for the Matson Steamship Company and travelled frequently because of his position. He and his wife Martha and their small child Barbara relocated from London, England to Beverly Hills in the late 1930s so that he could manage the company's Southern California office in downtown Los Angeles. While residing at 523 North Rodeo Drive in Beverly Hills, they commissioned contractor, builder, and designer Ray P. Stahmann for a new house on the corner lot at Elevado Avenue and Camden Drive. This part of Camden Drive was mostly built out by the 1930s. The 626 North Camden Drive lot was one of only a few undeveloped lots remaining at the time. The house was completed in early 1941 and complemented the neighborhood in size, scale, and architecture.

The Hurd's resided there only a few years before J.B. Hurd was relocated once again. The Hurd's then sold the property to Legene S. Barnes and his wife Mildred. L.S. Barnes, as he was professionally referred to, was the president of the Elbe Oil Land Development Company in Los Angeles. Barnes made his money in the mining business during the early years of the 20<sup>th</sup> century, and then shifted to the oil business. The Elbe Oil Land Development Company operated wells throughout California. After almost ten years of ownership L.S. Barnes, by then a widower, sold the subject property to Victor and Sylvia Krone (maiden name Safren) in 1954. They in turn transferred the property to family member Laurie B. Gilbert (maiden name Safren) and her husband Ross a month later. The Gilberts divorced and the property was then sold in 1959 to Chester and Beverly Firestein.

Chester Lee Firestein (1930- ) is the grandson of Max Factor, Sr. (1872-1938), the founder of the cosmetics line Max-Factor & Company, and son of Max (1896-1990) and Cecelia Firestein (daughter of Max Factor, Sr.). Chester L. Firestein was involved with the company on many levels and by the early 1960s he was vice-president and director of marketing. By the late 1960s, he had been elected to the board, made executive vice president, and was made a member of the company's executive committee. In 1973, following the death of his brother Alfred Jay Firestein, Chester became the company's president. He resigned three years later in 1976, to devote his time to his personal interests. Only a few years later he went on to become chairman of the board and chief executive officer of the First Beverly Bank in Beverly Hills. Of civic mind, Chester L. Firestein also served on the City's Traffic and Parking Commission from 1977 to 1985. In 2013, the Firesteins sold the 626 North Camden Drive property to Global

Consolidated Properties, LLC, a real estate investment and development company. The property was resold four years later to Mr. Alan Joelson and his wife, Yasmina.

**French Revival Style.** The period between World War I and World War II was one of intense building activity in the southern California region, including Beverly Hills. A wide range of revival styles were incorporated into the design of the buildings constructed during this period. The eclectic revival styles included the Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, Mission Revival, French Revival and French Eclectic, Chateausque, English and Tudor Revival, Italian Renaissance Revival, Mediterranean Revival, Neoclassical Revival, Egyptian Revival, Monterey among others. Many of these styles were popular both as residential and commercial styles, with a few, particularly the Egyptian Revival, Spanish Colonial Revival, and French Eclectic styles, being used often for use in small and large scale apartment buildings.

The French Revival or 'French Eclectic' style was popular throughout the United States beginning in the 1920s and continuing through the early 1940s. The style is intended to mimic the design of country manor houses and vernacular farmhouses of northwest France, especially from the Brittany and Normandy regions. The style may also be mixed with English Cottage and English Tudor Revival styles. It is likely that part of the popularity of this design is attributed to the many American servicemen stationed in France during World War I.

The style is generally recognizable by its prominent roof treatments, which is usually configured with tall, steeply pitched hips, gables or mansard type often with flared eaves. Dormers, typically hipped, gabled, or rounded, are often present and may be positioned to intersect the cornice. Multi-paned casement, double or single-hung windows are also common. Full-length casement windows with shutters (French doors) are sometimes used. Lead or stained glass windows may be employed to accent an interior or exterior feature. The French Revival designs may be either symmetrical or asymmetrical depending on the roof type and massing. Tall chimneys further accent the verticality of the roof treatment. Exterior walls of properties designed in this style are clad in stone, brick, or stucco and on occasion feature half-timbering treatments. Some of the more informal examples of the style have front entry doors set in simple arched openings. Front entries may also be surrounded by quoining and recessed with doors of vertical plank, stained or beveled glass panels set as pairs or singular. In the late-1930s and early 1940s, French Revival designs, like most traditional styles, took on a more modern and sophisticated appearance through simplification of details, surfaces, and volumes, allowing the style to be communicated through a few carefully chosen signature elements.

## **HISTORIC SIGNIFICANCE CONSIDERATION FRAMEWORK**

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

An eligible property may be nominated and designated as a landmark if it satisfies the following requirements:

- A. A landmark must satisfy all of the following requirements:
  - 1. It is at least 45 years (45) years of age, or is a property of extraordinary significance;
  - 2. It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;
  - 3. It retains substantial integrity from its period of significance; and
  - 4. It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.
  
- B. In addition to the requirements set forth in Paragraph A above, a landmark must satisfy at least one of the following requirements:
  - 1. It is listed on the National Register of Historic Places;
  - 2. It is an exceptional work by a master architect;
  - 3. It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this paragraph, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous;
  - 4. It is an exceptional property that was owned and occupied by a person of great local prominence;
  - 5. It is an iconic property; or
  - 6. The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property.

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

Both the National Register of Historic Places and the California Register of Historical Resources recognize the seven aspects of qualities that, in various combinations, define integrity. To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its

significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

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

## **EVALUATION OF HISTORICAL SIGNIFICANCE**

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

**Application of City Landmark (Significance) Criteria.** Based on the current research and the assessment herein the property located at 626 North Camden Drive appears to satisfy the necessary City of Beverly Hills landmark criteria. The property was evaluated according to statutory criteria, as follows:

### **A. A landmark must satisfy all of the following requirements (BHMC 10-3-3212(A)):**

1. *It is at least 45 years (45) years of age, or is a property of extraordinary significance.*

The subject property was completed in 1941, and is over 45 years of age. Therefore, the property satisfies this criterion.

2. *It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period.*

The subject property is a very good example of the French Revival (Eclectic) style, incorporating many of the architectural features associated with the idiom. As adapted to a single-family residence, the styling reflects several French

influences with its high-pitched complex hipped roof; quoin details; decorative beltcourse feature; window type and treatment; dormer style and placement; entry door elaborations; sheathing material; and scale, massing, and siting. Because of its design, workmanship, and materials it clearly embodies the distinctive character of a particular style, period of time, and architectural type. Therefore, the property appears to satisfy this criterion.

3. *It retains substantial integrity from its period of significance.*

The period of significance for the subject property is 1941, which is when the subject property was completed. The publicly visible portions of the property, comprising the front (west) facade along North Camden Drive and north elevation along Elevado Avenue are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period of significance are still evident on those elevations publically visible. Hence, the property appears to satisfy this criterion.

4. *It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.*

Because of its distinctive architectural style and key design features associated with the French Revival (Eclectic) style the subject property has and continues to convey historic value to the community. Therefore, the property appears to satisfy this criterion.

**B. In addition to the requirements set forth in Paragraph A above, a landmark must satisfy at least one of the following requirements (BHMC 10-3-3212(B)):**

1. *It is listed on the National Register of Historic Places.*

The subject property is not listed on the National Register of Historic Places. Therefore, the property does not satisfy this criterion.

2. *It is an exceptional work by a master architect.*

In reviewing the original building permit on file for the 626 North Camden Drive property there is no architect associated with this property. The building contractor was Ray P. Stahmann, a general contractor with drafting experience. He is known to have been the designer of many other dwellings in Beverly Hills and elsewhere in Southern California so it may be assumed he designed the subject property. Stahmann is not included in the City's Master Architect List and there is no information to indicate he should be considered a master at this time. In addition, upon conducting archival research on the property there is no evidence to associate the property as the work of any master architect, including Paul R. Williams. Therefore, the property does not appear to satisfy this criterion.

3. *It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this paragraph, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous.*

The archival research data reviewed on the property did not indicate that it was owned and occupied by a person(s) of great importance. Therefore, the property does not satisfy this criterion.

4. *It is an exceptional property that was owned and occupied by a person of great local prominence.*

In reviewing archival research data on the history of the property there was no indication that it was owned and occupied by a person(s) of great local prominence. Therefore, the property does not satisfy this criterion.

5. *It is an iconic property.*

There is no indication that the property should be considered iconic within the city. Therefore, the property does not satisfy this criterion.

6. *The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property.*

The landmark designation procedure was expressly agreed to by the owner(s) of the property. Therefore, the property satisfies this criterion.

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

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

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

and archaic structural and mechanical systems. Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance.

The character-defining features associated with the 626 North Camden Drive residence are those exterior elements on the property that reflect and define its French Revival (Eclectic) architectural style. Such features include, but are not limited to the following:

- Location, massing, scale and proportion, and siting of the main residence on the parcel
- Primary elevations defined as west and north facades
- Building configuration with setbacks from North Camden Drive and Elevado Avenue
- Complex high-pitched hipped roof with flared extended boxed eaves and cut-away segmental (arched) wall dormers on west, east, and north elevations
- Brick (running bond) clad first floor; wide vertical wood bead board siding at second level above beltcourse (material, type, design, pattern, style, overall appearance)
- Fenestration (size, material, type, shape, location/placement, mullion profile, individual panes): recessed multi-pane casement windows; multi-pane fixed pane and/or pivot or other type; multi-pane bay windows with metal standing seam roof caps; multi-pane dormers with decorative blind wood panel transoms and segmental (arched) shaped hoods; wood molded surrounds; rowlock brick sills; vertical running bond brick lintels; louvered wood shutters (noting inset window frames have been replaced in-kind)
- Front door assemble: multi-panel wood front entry door with decorative bronze door knob and speak easy peek hole; upper wood-frame transom window with decorative stained glass; molded wood door surround; deeply recessed entry vestibule of panel wood with bronze mail slot; highly decorative segmental pedimented door surround
- Decorative running bond brick stringcourse wrapping building (turned soldier course orientation)
- In-laid brick (rack) quoin detail at building corners and some window openings
- Decorative brick chimneys (two separate chimneys, size, shape, height, brick pattern, material, cap detail treatment, location/placement)
- Decorative brick planters along front (west) façade
- Multifaceted (polygonal), one-story bay wing extension with brick walls, multi-pane casements, stucco sheathing, and bell-cast roof with molded fascia and extended eaves off south (side) elevation
- Brick (basket weave pattern) paved front entry stoop, landing, and steps (size, placement, shape, height, pattern, design, and width)

## **CONCLUSION**

The single-family dwelling located at 626 North Camden Drive appears to satisfy the City's criteria for designation as a local Landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC Title 10 Chapter 3 Article 32). This site appears to satisfy all of the mandates of subsection A. and one of the mandates under subsection B.

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## APPENDIX

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Location Map

Site Map

Assessor Parcel Map

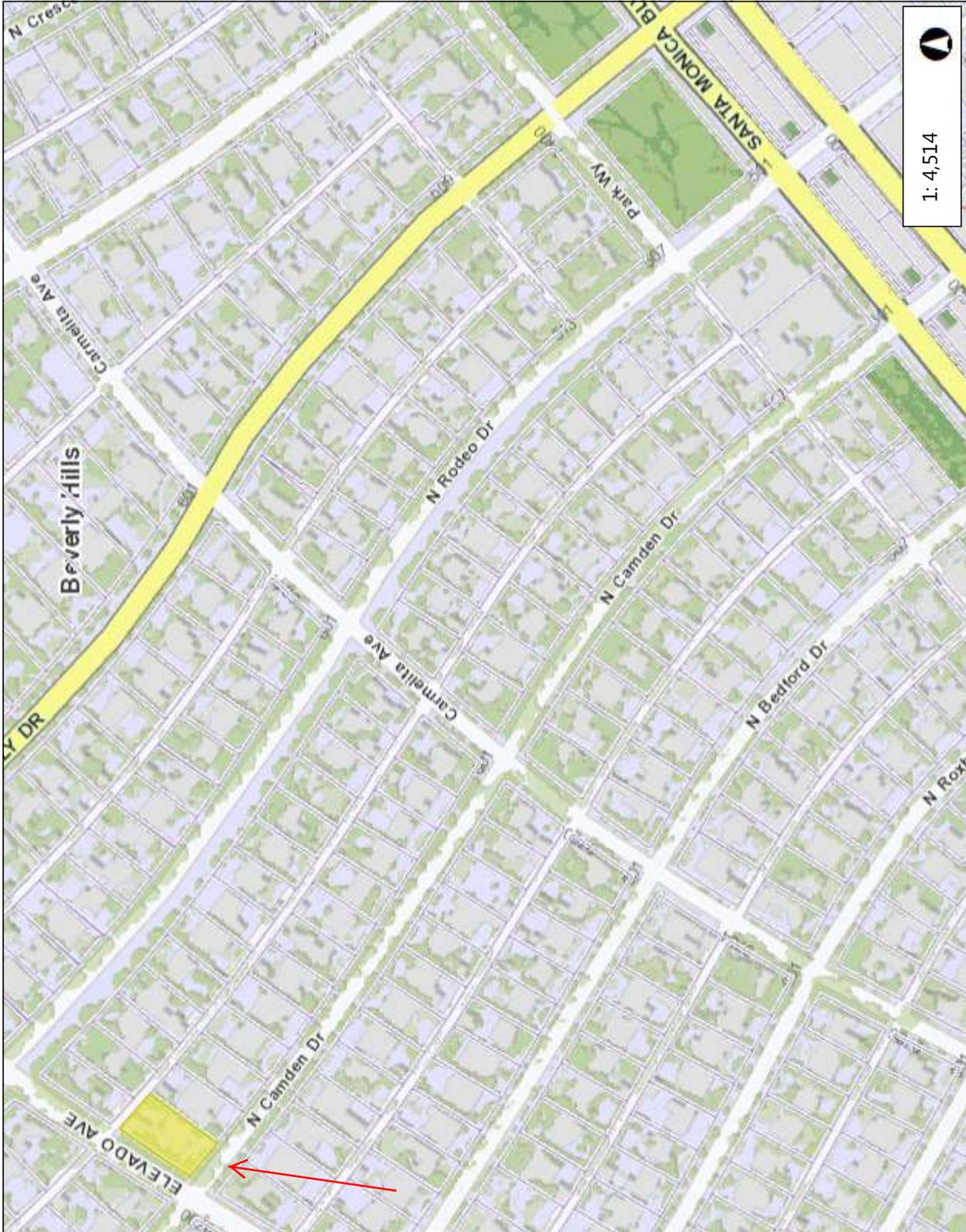
Sanborn Fire Insurance Map

Building Permits (original)

Photographs

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# Location Map



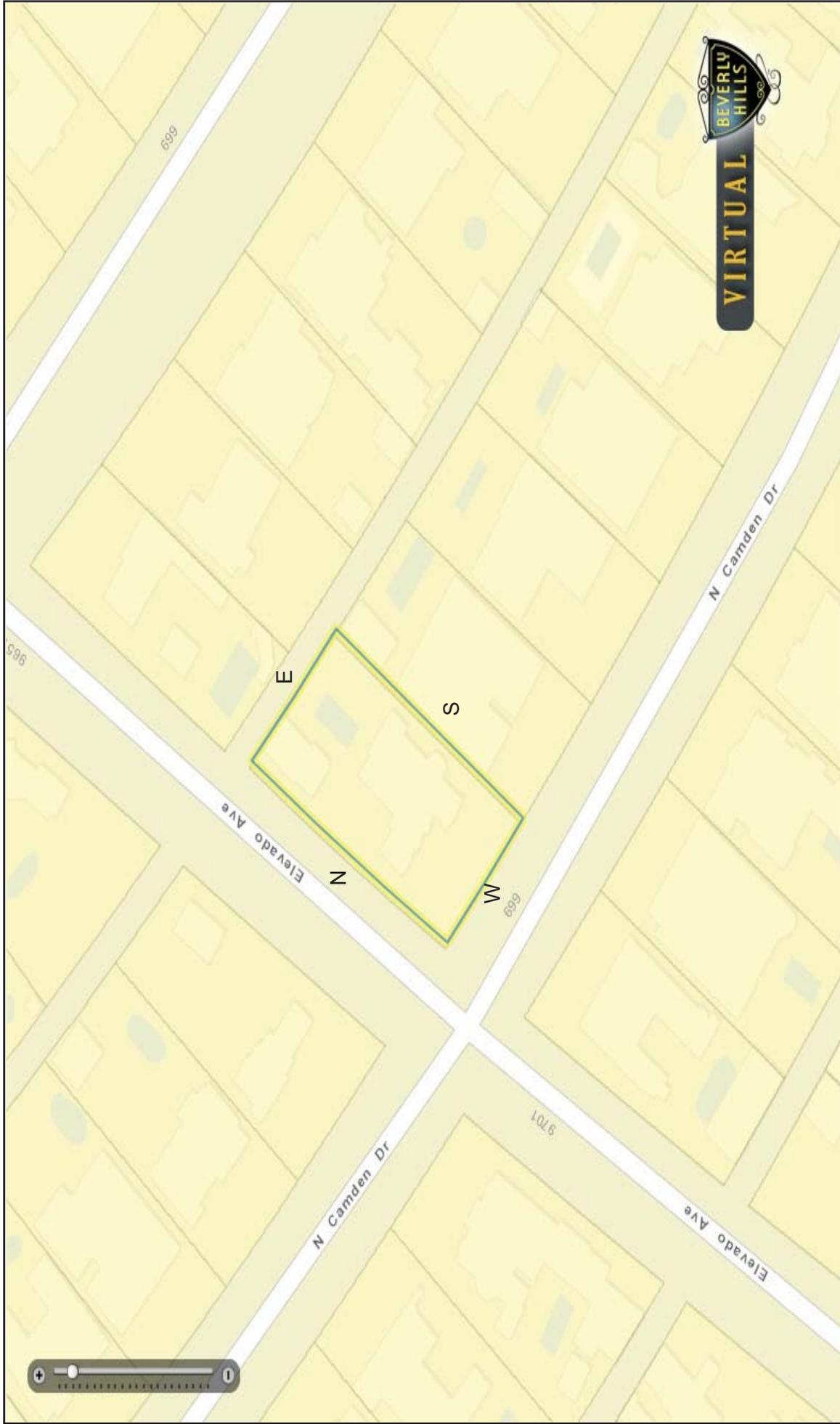
Legend  
□ Parcels

Notes  
626 N. Camden Drive  
Beverly Hills, CA

1: 4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# 626 N. Camden Drive Site Map

Author: OAC

Date: 26 June 2018



42 m

21

0

Projection: Web Mercator

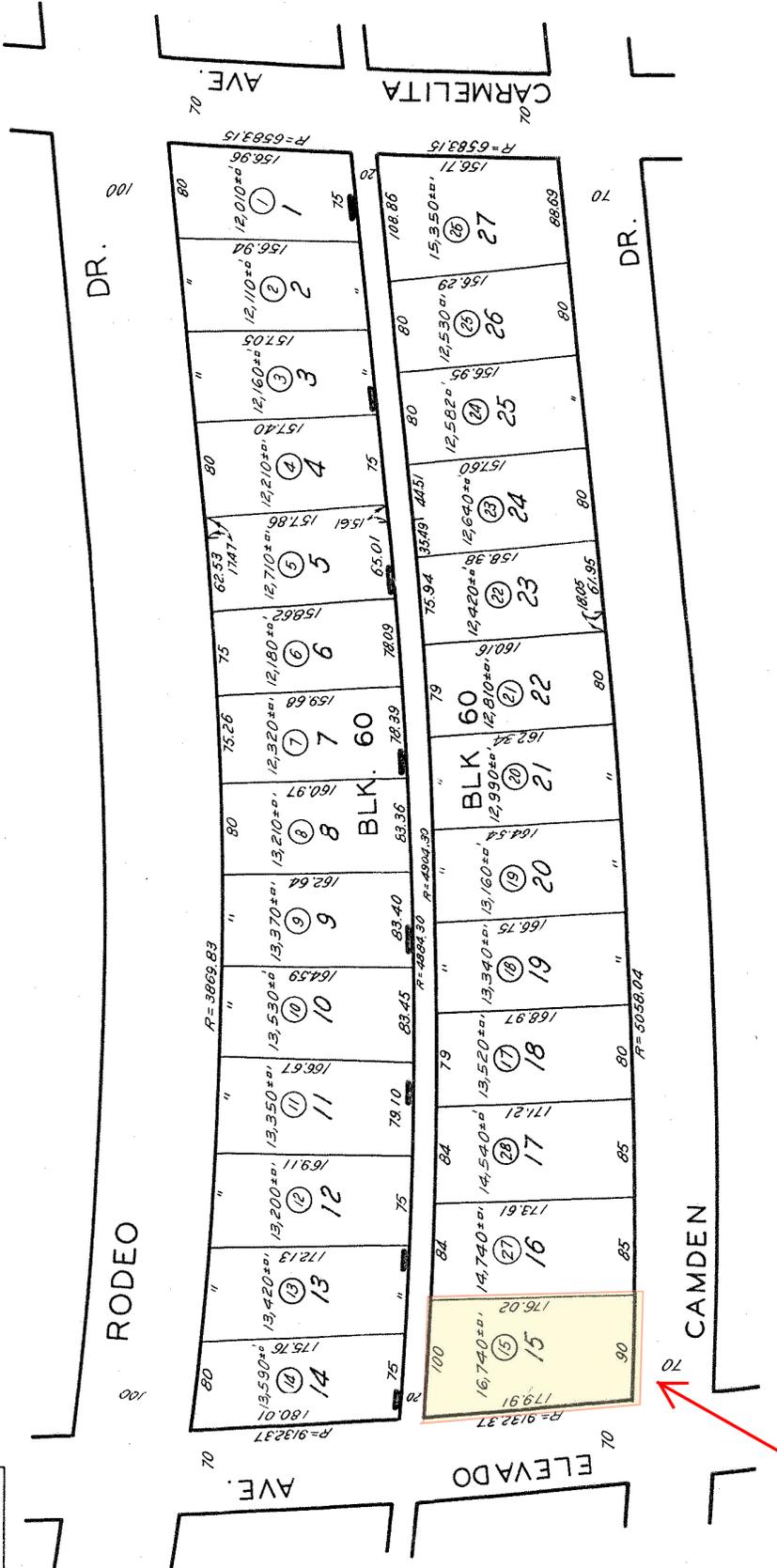
© Copyright 2010 City of Beverly Hills. All rights reserved. Although we make every effort to provide accurate data herein, this map is only representational and no warranties expressed or implied.



1345 24

SCALE 1" = 100'

7/12/11



BEVERLY HILLS

M.B. 21-45

BEVERLY HILLS

M.B. 11-186-187

CODE 2410

FOR PREV. ASSMT. SEE: 1835-24

SANBORN FIRE INSURANCE MAP, BEVERLY HILLS

CAL. . . . 0 0 0

LOS ANGELES CAL. VOL. 21.

2159

2173

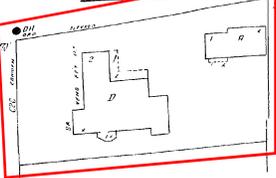
ELEVADO

AV.

2174



BEVERLY HILLS



21223

100 ft wide

21225

2158  
DRIVE  
CAMDEN  
N

DRIVE  
RODEO  
N

DRIVE  
BEVERLY  
N

(60)

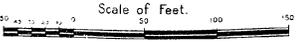
21224

21226

CARMELITA AV.

2149

Scale of Feet.



Copyright 1926 by the Sanborn Map Co

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

ZONE R-1 FIRE DISTRICT 3 TYPE 5 GROUP I DIVISION 1

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

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

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

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

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 6, Ord. 181.

Lot No. 15 Block 60 Tract Beverly Hills

Description of Work Residence (Two Story)

Street and No. 626 N. Camden Dr.  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 12 No. of Families 1
- Owner's Name J. B. Hurd Phone \_\_\_\_\_
- Owner's Address 523 N. Rodeo Dr.
- Architect's Name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Name Ray P. Stahmann Phone CR-56662
- Contractor's Address 9523 Brighton Way
- VALUATION OF PROPOSED BLDG. {Including Plumbing, Gas Fitting, Sewers, Electric Wiring and Lighting, Elevators, Heating and Ventilating, Painting, Finishing, all Labor, etc.} \$ 24,000 <sup>00</sup>/<sub>7</sub>
- State how many buildings NOW on lot None How used? \_\_\_\_\_
- Clear Height of Ceiling: Bath, Toilet 7'-6" Living Rooms 8' Halls 8' Cellars 7'
- Areas: 1st flr. 2750 2nd flr. 2750 3rd flr. \_\_\_\_\_ 4th flr. \_\_\_\_\_ 5th flr. \_\_\_\_\_  
(State Law)
- Total floor area 5500 No. of Stories 2 Height to Highest Point 35'-8"
- Size of Lot 95 x 175 Area of Lot 16625 Per Cent of Area Covered by All Buildings 21%  
(Fill out Item 3 on No. 12 in case of Courts, Apartments, Hotels only.)
- Set Back from Property Line {Including balconies, bays, porches, chimneys, steps, etc.} Front 40' Rear 63' Side 7'-8"
- Foundation Material Concrete Footing Width 16" Depth Below Natural Ground 12"
- Height of Foundation Above Finished Grade 6" Wall Width 9" Mud Sills 2 x 6
- Joist Clearance from Ground 18" Girders 6" x 8" Posts Under Girders \_\_\_\_\_
- Chimney Material Brick No. of Inlets to Flue 1 Sizes, Flues 7 x 8 Thickness of Chimney Wall 4
- Materials of Exterior Walls Brick Veneer Material of Interior Wall Surfaces Lath & Plaster
- Walls have ~~any~~ hollow spaces \_\_\_\_\_ Wall Construction (other than studs) \_\_\_\_\_
- Will Provisions of State Housing Act be complied with? (If Groups H. & I.) Yes
- EXTERIOR Studs 2 x 4 INTERIOR BEARING Studs 2 x 4 Interior Non-Bearing Studs 2 x 3 Ceiling Joists 2 x 4 Roof Rafters 2 x 6 FIRST FLOOR JOISTS 2 x 4 Second Floor Joists 2 x 12 Roof Material Shingle - Comp
- Location of Sewer "Y" 23' North of Manhole Depth of Sewer "Y" 5' Sewer Length 84' Fall per ft. 1/4"

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

(Sign Here)

Ray P. Stahmann  
(Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>1782</u>	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Plans and Application rechecked and approved	Stamp here when permit is issued
	<u>F</u> Plan Examiner	By _____	SEP 11 1940

Pannell  
Superintendent of Building

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

ZONE P-1 FIRE DISTRICT 5 TYPE 5 GROUP 1 DIVISION 1

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

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

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

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

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 6, Ord. 181.

Lot No. 15 Block 60 Tract Beverly Hills  
Description of Work Private Garage

Street and No. 626 N. Camden Dr.  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms — No. of Families —
2. Owner's Name J. B. Aurd Phone —
3. Owner's Address 523 N. Rodeo Dr.
4. Architect's Name — Phone —
5. Contractor's Name Ray P. Stahmann Phone Cr. 56662
6. Contractor's Address 9533 Brighton Way
7. VALUATION OF PROPOSED BLDG. { Including Plumbing, Gas Fitting, Sewers, Electric Wiring and Lighting, Elevators, Heating and Ventilating, Painting, Finishing, all Labor, etc. } \$ 2000.00
8. State how many buildings NOW on lot None How used? —
9. Clear Height of Ceiling: Bath, Toilet 7-6 Living Rooms 8' Halls 8' Cellars —
10. Areas: 1st flr. 900 2nd flr. — 3rd flr. — 4th flr. — 5th flr. —
11. Total floor area 900 No. of Stories 1 Height to Highest Point 21-10"
12. Size of Lot 9.5 x 175 Area of Lot 166.25 Per Cent of Area Covered by All Buildings 21%  
(Fill out Item 3 on No. 12 in case of Courts, Apartments, Hotels only.)
13. Set Back from Property Line { Including balconies, bays, porches, chimneys, steps, etc. } Front 130 Rear None Side 15'-0"
14. Foundation Material Concrete Footing Width 12" Depth Below Natural Ground 9"
15. Height of Foundation Above Finished Grade 6" Wall Width 8' Mud Sills 2" x 6"
16. Joist Clearance from Ground Concrete Slab Posts Under Girders —
17. Chimney Material None No. of Inlets to Flue — Sizes, Flues — Thickness of Chimney Wall —
18. Materials of Exterior Walls Stucco Material of Interior Wall Surfaces 1st flr. Plaster
19. Walls have (none) hollow spaces — Wall Construction (other than studs) —
20. Will Provisions of State Housing Act be complied with? (If Groups H. & I.) Yes
21. EXTERIOR Studs 2 x 4 INTERIOR BEARING Studs 2 x 4 Interior Non-Bearing Studs 2 x 2 Ceiling Joists 2 x 6 Roof Rafters 2 x 6 FIRST FLOOR JOISTS Concrete Slab  
Second Floor Joists — Roof Material Shingle
22. Location of Sewer "Y" 23' North of Markole Depth of Sewer "Y" 5' Sewer Length 8' Fall per ft. 1/8"

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

(Sign Here) Ray P. Stahmann (Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

PERMIT NO. <u>17823</u>	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.	Plans and Application rechecked and approved	Stamp here when permit is issued
	<u>F</u> Plan Examiner	By <u>—</u>	SEP 11 1940

Barnwell F. Superintendent of Building

**PHOTOGRAPHS: 626 North Camden Drive**



**PHOTO - 1: Front façade at entry gate, looking southeast**



**PHOTO - 2: Oblique view of front facade, looking northeast \***



**PHOTO - 3: Front (west) elevation w/ driveway, looking east \***



**PHOTO - 4: Main entry at front (west) elevation \***



**PHOTO - 5: Front (west) façade details over entry**



**PHOTO - 6: Front façade details adjacent main entry**

*\*photo credit: MLS.COM (including cover photo)*

**PHOTOGRAPHS: 626 North Camden Drive**



**PHOTO - 7: Rear elevations, looking west**



**PHOTO - 8: Oblique view, north (right) and east (left) elevations**



**PHOTO - 9: Rear of house and patio, looking south**



**PHOTO - 10: View of backyard from rear patio, looking southeast**



**PHOTO - 11: Garage/swimming pool cabana, looking northeast \***



**PHOTO - 12: Garage from Elevado Avenue, looking south \***

**OSTASHAY & ASSOCIATES CONSULTING**

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PO BOX 542

LONG BEACH, CA 90801

562.500.9451