

# Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-1448-HCM  
ENV-2015-1449-CE

**HEARING DATE:** May 12, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 384 Delfern Drive  
Council District: 5  
Community Plan Area: Bel Air – Beverly Crest  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Bel Air – Beverly Crest  
Legal Description: TR 8236, Lot 5

**PROJECT:** Historic-Cultural Monument Application for the  
SINGLETON ESTATE

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER:** Singleton Real Estate LLC  
11661 San Vicente Boulevard, #915  
Los Angeles, CA 90049

**APPLICANT:** Adrian Scott Fine  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, #826  
Los Angeles, CA 90014

**PREPARER:** Katie E. Horak  
Architectural Resources Group, Inc.  
8 Mills Place, #300  
Pasadena, CA 91105

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE  
Director of Planning



Ken Bernstein, AICP, Manager  
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## **SUMMARY**

Built in 1970, the Singleton Estate is a single-family residence of the French Revival style. Dr. Henry E. Singleton commissioned Wallace Neff, Thomas Church, and Phil Shipley in 1969 to design the estate for him and his family. Singleton was the co-founder and former CEO of Teledyne, Inc., one of the largest conglomerates in the United States.

The exterior of the building exhibits many character-defining features of the French Revival style, including:

- A steeply pitched, hipped roof parallel to the front of the house with adjoining wings
- A masonry exterior, in this case painted brick.
- Simple block rectangular chimneys of brick.
- Paired French doors with shutters for doors and windows
- Restrained exterior wrought iron.

The subject property was designed by architect Wallace Neff, while the grounds were designed by landscape architects Thomas Church and Philip Shipley. Throughout his career, Neff was known as a designer for the Hollywood elite, a contributor to the Spanish Style Revival – known often as the “California Style” –, as well as the innovator behind the Bubble House. Neff was a student of architect Ralph Adams Cram in Massachusetts and drew heavily from the architectural styles of both Spain and the Mediterranean as a whole. He gained extensive recognition from the number of celebrity commissions, notably Pickfair, the mansion belonging originally to Mary Pickford and Douglas Fairbanks (built 1919, demolished 1990). Notable designs by Neff include:

- Petitfils Residence (1926), Los Angeles, CA, HCM# 916
- Airform House (1946), Pasadena, CA

Further, Church was known to be the pioneer of modern landscape architecture, while Shipley was known, like Neff, to be a designer for the wealthy and the famous.

## **CRITERIA**

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

## **FINDINGS**

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

|   |   |                                       |                                       |
|---|---|---------------------------------------|---------------------------------------|
| Proposed Monument Name: Singleton Estate  |   | First Owner/Tenant                    |                                       |
| Other Associated Names:   |   |                                       |                                       |
| Street Address: 384 Delfern Drive   |   | Zip: 90077                            | Council District: 5                   |
| Range of Addresses on Property: 384 Delfern Drive   |   | Community Name: Holmby Hills          |                                       |
| Assessor Parcel Number: 4358-007-015  | Tract: 8236                               | Block: 26, 27                         | Lot: 4, 5                             |
| Identification cont'd:  |   |                                       |                                       |
| Proposed Monument Property Type:  | <input checked="" type="radio"/> Building | <input type="radio"/> Structure       | <input type="radio"/> Object          |
|   |   | <input type="radio"/> Site/Open Space | <input type="radio"/> Natural Feature |
| Describe any additional resources located on the property to be included in the nomination, here: Designed landscape, including swimming pool, tennis courts, pond, manicured gardens, mature trees |   |                                       |                                       |

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

|  |  |   |  |
|--|--|---|--|
| Year built: 1970                               | <input checked="" type="radio"/> Factual | <input type="radio"/> Estimated                 | Threatened? None                                     |
| Architect/Designer: Wallace Neff               | Contractor: Walter R. Johnson            |   |  |
| Original Use: single-family residence          | Present Use: single-family residence     |   |  |
| Is the Proposed Monument on its Original Site? | <input checked="" type="radio"/> Yes     | <input type="radio"/> No (explain in section 7) | <input type="radio"/> Unknown (explain in section 7) |

## 3. STYLE & MATERIALS

| Architectural Style: French Revival |                               | Stories: 2.5     | Plan Shape: Rectangular |
|-------------------------------------|-------------------------------|------------------|-------------------------|
| FEATURE                             | PRIMARY                       | SECONDARY        |                         |
| CONSTRUCTION                        | Type: Wood                    | Type: Select     |                         |
| CLADDING                            | Material: Brick               | Material: Select |                         |
| ROOF                                | Type: Hipped                  | Type: Select     |                         |
|                                     | Material: Composition shingle | Material: Select |                         |
| WINDOWS                             | Type: Casement                | Type: Fixed      |                         |
|                                     | Material: Wood                | Material: Wood   |                         |
| ENTRY                               | Style: Centered               | Style: Select    |                         |
| DOOR                                | Type: French                  | Type: Select     |                         |



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

|  |               |
|--|---------------|
|  | See attached. |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |
|  |               |

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

|   |  |
|---|--|
| Listed in the National Register of Historic Places  |  |
| Listed in the California Register of Historical Resources   |  |
| Formally determined eligible for the National and/or California Registers   |  |
| Located in an Historic Preservation Overlay Zone (HPOZ)   | Contributing feature<br>Non-contributing feature |
| Determined eligible for national, state, or local landmark status by an historic resources survey(s)                    | Survey Name(s):                                  |
| Other historical or cultural resource designations: Identified by SurveyLA, but not evaluated due to minimal visibility |  |

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

|  |  |
|--|--|
| The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7): |  |
|  | Reflects the broad cultural, economic, or social history of the nation, state, or community  |
| ✓  | Is identified with historic personages or with important events in the main currents of national, state, or local history                                  |
| ✓  | Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction |
| ✓  | A notable work of a master builder, designer, or architect whose individual genius influenced his or her age   |





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### Applicant

|  |                              |                                  |           |
|--|------------------------------|----------------------------------|-----------|
| Name: Adrian Scott Fine                          |                              | Company: Los Angeles Conservancy |           |
| Street Address: 523 West Sixth Street, Suite 826 |                              | City: Los Angeles                | State: CA |
| Zip: 90014                                       | Phone Number: (213) 430-4203 | Email: afine@laconservancy.org   |           |

### Property Owner

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

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

### Nomination Preparer/Applicant's Representative

|  |                              |  |           |
|--|------------------------------|--|-----------|
| Name: Katie E. Horak                     |                              | Company: Architectural Resources Group, Inc. |           |
| Street Address: 8 Mills Place, Suite 300 |                              | City: Pasadena                               | State: CA |
| Zip: 91105                               | Phone Number: (626) 583-1401 | Email: k.horak@arg-la.com                    |           |



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

|   |   |
|---|---|
| Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign. |   |
| <input checked="" type="checkbox"/>   | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.                                     |
| <input checked="" type="checkbox"/>   | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/>   | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.  |

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

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

## 7. WRITTEN STATEMENTS

### A. Proposed Monument Description

*NOTE: The following property description and assessment of character-defining features was prepared using photographs (1970 and circa 2013), building and alteration permits, and archival building specifications, since the property was not accessible during the drafting of this nomination.*

#### Property Description

##### *Site*

The property at 384 Delfern Drive is located at the northeast corner of Delfern Drive and North Faring Road. The seven-acre estate is surrounded by large single-family residences in the Holmby Hills neighborhood in western Los Angeles. The property is entered off of Delfern Drive via a wrought-iron gate and brick-paved drive that leads to an extensive forecourt and an attached four-car garage. The lushly-landscaped grounds, designed by landscape architects Thomas Church and Phillip Shipley, feature a tennis court, manmade pond, swimming pool, decomposed granite walkways, rolling lawns, manicured gardens and a variety of mature tree species. The two-and-a-half-story French Revival-style house is sited near the west edge of the property, surrounded by a dense cluster of large shade trees. The length of the house runs in the north-south direction, parallel to Faring Road. Completed in 1970, the residence was designed by prolific Los Angeles architect Wallace Neff for Dr. Henry E. Singleton.

##### *Residence - Exterior*

The Singleton House is of wood frame construction with a roughly rectangular plan. The roof is steeply pitched and hipped, and is clad in asphalt composition shingles. A dentil motif runs along the bottom of the closed eaves of the roof. The exterior walls are clad with brick veneer, painted off-white. The primary entrance is located at the center of the west façade and is fronted by a large brick-laid forecourt surrounded by manicured hedges and shade trees. The entry consists of a slightly projecting colonnade of six cast stone columns, two stories in height, supporting an unadorned entablature. Wood divided-light French doors are evenly spaced along the first and second stories of the primary elevation. Each of the second-story doors open to small balconies with decorative metal railings. The entrance at the east façade, which overlooks a large stretch of lawn and an irregularly-shaped manmade pond, is equally as formal. This façade is fronted by an expansive brick garden terrace, which is demarcated by a cast stone balustrade. The east entrance, composed of divided-light French doors, is located at the center of the façade and is distinguished by a projecting portico of four cast stone columns, two stories in height, supporting an entablature. French doors that open to a tiled balcony are situated above the main entry, at the second story. The north elevation, which overlooks the swimming pool, consists of a recessed porch supported by several cast stone columns, which are much smaller in scale than the columns at the east and west façades. Four brick chimneys of varying heights are located at each corner of the house's central volume.

Fenestration primarily consists of wood divided-light French doors along the east and west façades, hipped dormer windows at the north, south and east elevations, and wood casement windows at the north elevation. Along the east façade, just north and south of the entrance, are two semi-circular bays



lined with fixed wood windows. The bays are one story in height, and the tops of the bays form a balcony at the second story. Two pairs of wood French doors open onto each of the balconies.

*Residence - Interior*

The interior of the Singleton House is very formal and opulently decorated. Ten bedrooms, 12.5 baths, a formal dining room, family room, library, living room, kitchen and staff quarters comprise the spaces of the residence. The interior plan radiates from a central, oval-shaped foyer. The foyer, two stories tall, is reached via a marble-laid entrance hall from the west and a pair of French doors from the east. A cream-colored carpet surrounded by white and dark green marble trim comprises the flooring of the foyer. The walls of the space retain wallpaper hand painted with floral and landscape motifs. A carpeted staircase with decorative metal railing is located along the southwest edge of the foyer and leads to an oval-shaped mezzanine at the second floor.

The first floor consists of communal and service spaces, while private spaces comprise the second floor. At the north wing of the house is the living room. The living room is a rectangular-shaped space; finishes include parquet wood floors laid in a diamond pattern and plaster walls and ceiling with egg and dart molding. A fireplace is located along the center of the west wall, and a group of arched windows overlooking the pool is located along the north wall of the room. South of the living room, along the east side of the house, is the library. The library features carpeted floors, wood paneled walls and a plaster ceiling with a carved wood cornice. A fireplace is located along the north wall and a semi-circular bay with a view of the garden terrace is located on the east wall of the library. The family room is situated south of the library, also along the east side of the residence. This room consists of hardwood and carpet floors, plaster and wood paneled walls and a plaster ceiling lined with wood beams. Along the east wall of the family room is a semi-circular bay overlooking the garden terrace, and a fireplace is situated on the south wall.

At the south wing of the house are the kitchen and dining room. The kitchen retains rectangular and diamond-shaped vinyl floor finishes and acoustic tile ceilings.<sup>1</sup> Wood cabinetry lines the walls of the space, and a sliding glass door at its southeast corner opens to a simple brick patio. The dining room, located west of the kitchen, is an oval-shaped space. Finishes in the dining room include dark hardwood floors with an oval-shaped inlaid carpet, hand painted wall paper with floral motifs and an arched plaster ceiling with banded moldings. A fireplace is located along the north side of the dining space.

The second floor primarily consists of bedrooms and bathrooms. Finishes in the bedrooms include carpet floor finishes and plaster walls with moldings. Hexagonal blue tile from Heath Ceramics was specified for the floors of the second floor balconies and bathrooms; it appears in current photographs of the balcony (bathrooms have not been observed).<sup>2</sup>

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<sup>1</sup> Wallace Neff, General Specifications of Labor to be Performed and Materials to be Furnished in the Construction of a Residence for Dr. and Mrs. Henry E. Singleton, 384 Delfern Drive at Faring Road, Holmby Hills, California, June 1969, 31.

<sup>2</sup> Wallace Neff, General Specifications, 30.



### **Character-Defining Features**

#### *Site and Landscape*

- Estate setting, including multiple acres of sprawling open space
- Location and orientation of the house to afford optimum views of the estate's landscape
- Arrangement of mature shade trees around residence and perimeter of the property, providing privacy as well as shelter from the elements
- Manicured gardens that surround and delineate outdoor living spaces
- Decomposed granite-paved curving walkways that provide stable footing around the estate without overpowering the landscape
- Brick driveway
- Expansive paved forecourt/motor court that focalizes the entrance and provides for a formal approach to the estate
- Brick garden terrace as a livable outdoor space that affords multiple viewpoints of the estate's landscape
- The placement of the swimming pool in proximity to the house to provide for a seamless integration of indoor-outdoor living as well as shelter from the elements
- The irregular shape of the manmade pond and its placement far from the house to imitate a more natural setting
- Location of the tennis court near the edge of the property and surrounded by foliage, ensuring uninterrupted views of the estate's natural scenery
- Tennis court enclosure

#### *Residence - exterior*

- North-south, linear orientation
- Rectangular plan
- Steeply-pitched hipped roof with boxed eaves
- Tall, slender brick chimneys demarcating the four corners of the central volume of the residence
- Hipped dormers
- Exterior brick clad walls (painted)
- Entrance colonnade on primary (west) elevation
- Entrance portico on east elevation
- Recessed porch on north elevation
- Balconies with decorative metal railings
- Wood divided-light French doors throughout the house's exterior
- Semi-circular bays at the east elevation
- Paired and grouped wood (fixed and casement) windows throughout

#### *Residence – interior*

- Formality and relationship of interior spaces, with a grand, two-story foyer leading to more intimate living spaces
- Central oval-shaped foyer, including its two-story height, curving staircase with decorative railings, mezzanine balcony with pilasters and decorative railing, classical surrounds with exaggerated pediments at interior doors

- Marble and hardwood floor finishes throughout the house
- Wood paneling and ceiling beams in some rooms of the house (family room, library)
- Hand painted wall paper throughout the house (foyer, dining room)
- Moldings around ceilings and door and window surrounds throughout the house
- Blue hexagonal tile at balcony floors

## B. Statement of Significance

### Summary

The Singleton Estate meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

- It is identified with historic personages;
- It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction; and
- It is a notable work of a master builder, designer, or architect whose individual genius influences his or her age.

The Singleton Estate is significant for its association with Dr. Henry E. Singleton, co-founder and former CEO of Teledyne, Inc., one of the nation's largest conglomerates. Singleton co-founded Teledyne in 1960 during a time when the conglomerate business model was extremely popular. By the time Singleton stepped down as CEO in 1986, Teledyne had become one of the leading conglomerates in the United States, specializing in the aviation and defense industry. Dr. Singleton commissioned Wallace Neff, Thomas Church, and Phil Shipley to design the estate for himself and his family in 1969; he occupied the house until his death in 1999, a period which includes his most productive years at Teledyne.

The Singleton Estate is also an excellent example of the French Revival style, embodying the essential character-defining features of the style, including its horizontal orientation, relaxed symmetry, steeply-pitched hipped roof, prominent chimneys, brick veneer, French doors and hipped dormers. Although it was constructed outside of the period typically associated with Period Revival architecture (1920s through the 1940s), it is a particularly grand and opulent example of the style, built in response to the desires of the client.

The Singleton Estate is eligible as a significant work of master architect Wallace Neff. Neff, who practiced in Southern California from 1919 to 1975, was known for his early adaptations of the Spanish Colonial Revival style, though he designed in various Period Revival styles throughout his career. By the 1930s, Neff had become the architect of the rich and famous, with clientele including Hollywood film couples Frances Marion and Fred Thomas, and Mary Pickford and Douglas Fairbanks; heir to the Singer Sewing Machine Company, Arthur K. Bourne; and publisher of the *Los Angeles Times*, Norman Chandler. The Singleton House was the last major project of Neff's prolific career and one in which he was deeply involved.



Lastly, the Singleton Estate is eligible for its designed landscape, which is the work of notable landscape architects Thomas Church and Philip Shipley. Church, who was based in San Francisco, spearheaded the design of the landscape while Shipley served as the local landscape architect, helping to relay and expand upon Church's vision for the site. Thomas Church is widely considered a "founding father" of modern landscape design; the Singleton Estate is one of his largest private residential commissions, and a rare collaboration between Church and Shipley, a significant landscape architect in his own right.

### Historical Background

#### *Holmby Hills and Site Development*

Holmby Hills was developed in 1925 by Arthur Letts, founder of the Broadway Department Store, and brothers Dr. Edwin Janss and Harold Janss of the Janss Investment Company (Harold Janss was Letts' son-in-law). The tract, part of the former Wolfskill Ranch, comprised 400 acres north and south of present-day Sunset Boulevard.<sup>3</sup> The estate community was said to be "one of the most elaborately designed [projects] in the history of modern community development," with improvements totaling over \$1,000,000.<sup>4</sup> Enhancements to the tract included the installation of ornamental street lamps, underground utilities, paved concrete streets and a large public park.<sup>5</sup> Residences, the majority designed by noted architects, were said to have cost between \$25,000 and \$100,000 each.<sup>6</sup> A number of the city's most prominent business and social leaders acquired properties during the neighborhood's initial development. Although development of Holmby Hills began in the mid-1920s, progress slowed during the Great Depression and did not pick up again until after World War II. By the 1960s, most of the neighborhood had been developed, its lots occupied by large single-family residences.

384 Delfern Drive is located on Lots 4 and 5 of Blocks 26 and 27 in Tract No. 8236. The tract, with the rest of Holmby Hills, was subdivided in 1925 by the Holmby Corporation and the Janss Investment Company. The lots were two of only a few parcels left undeveloped in the late 1960s, presumably because of their challenging topography (a sizeable canyon separated the two lots) that hindered the development of a grand residence like those in the immediate vicinity. Dr. and Mrs. Singleton acquired the lots circa 1968. It took two years and thousands of dollars to fill and grade the site in preparation for the construction of their estate. By 1970, the house, designed by master architect Wallace Neff, was complete, and the Singleton family began occupying it shortly thereafter. The complex landscape, created by noted landscape architects Thomas Church and Philip Shipley, and including rolling stretches of lawn, a number of mature shade trees, paved walkways, tennis courts and a swimming pool, was not complete until 1972.

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<sup>3</sup> GPA Consulting, Inc., *Historic Resources Survey Report: Bel Air – Beverly Crest Community Plan Area* (Los Angeles: Department of City Planning, Office of Historic Resources, 2013), 7-8.

<sup>4</sup> "Million to Be Spent on New Tract: Holmby Hills Improvements and Residences Planned to Cost \$2,000,000," *Los Angeles Times*, 19 June 1925, F7.

<sup>5</sup> "Boulevard Paving to Aid Tract: Letting Highway Contract Will Assist Improvement of Holmby Hills," *Los Angeles Times*, 27 December 1925, E10.

<sup>6</sup> "Million to Be Spent on New Tract: Holmby Hills Improvements and Residences Planned to Cost \$2,000,000," F7.



#### *Henry E. Singleton*

Henry Earl Singleton was born in 1916 to rancher John B. Singleton and Victoria Singleton in Haslet, Texas.<sup>7</sup> He attended the Massachusetts Institute of Technology (MIT), receiving his bachelor's and master's degrees in electrical engineering in 1940, and his PhD in 1950. During his time at MIT, Singleton programmed the first student computer, and in 1939, he won the Putnam Medal as the top mathematics student in the United States. Upon graduation, Singleton moved to Los Angeles to work as a research engineer at Hughes Aircraft and North American Aviation. Shortly after, Charles Bates "Tex" Thornton of Litton Industries recruited Singleton, where, in the late 1950s, he devised the inertial guidance systems still used today in commercial and military aircraft. Under his leadership as general manager, Litton's Electronic Systems Group grew to be the company's largest division with over \$80 million in revenue by 1960.<sup>8</sup>

In 1960, Singleton and his colleague, George Kozmetzky, who ran Litton's Electronics Components Group, left Litton to form Teledyne, a Los Angeles-based conglomerate. Between 1961 and 1969, Singleton established Teledyne as one of the leading conglomerates in the country, purchasing 130 companies in industries ranging from insurance to aviation.<sup>9</sup> In the next decade, Singleton shifted Teledyne's focus from the direct acquisition of companies to investing in the stock of technical firms. At its peak, Teledyne had revenue of almost \$5 billion, with a variety of businesses including insurance, unmanned aircraft, specialty metals and swimming pool heaters.<sup>10</sup> In 1986, Henry Singleton retired as CEO of Teledyne, and in 1991, he relinquished his title as chairman to focus on his extensive cattle ranching operations in New Mexico, Arizona and California, becoming one of the largest landowners in the country.<sup>11</sup>

In 1969, Dr. Singleton and his wife, Caroline, commissioned Wallace Neff to design a residence for them in Holmby Hills. A decade prior, the Singletons had commissioned Richard Neutra to design a residence on Mulholland Drive. Unsatisfied with the house's lack of privacy and modest size, the family hired Neff to create a residence they felt was more fitting to their lifestyle. Dr. and Mrs. Singleton and their children moved to the estate in the Holmby Hills in 1970.<sup>12</sup> In August of 1999, Henry Singleton died at his Holmby Hills home.<sup>13</sup> The family put the house up for sale in 2008, soon after the death of his wife, Caroline Singleton.

#### *French Revival Style*

The Singleton residence is an excellent example of the French Revival style on a grand residential scale. While serving in France during World War I, many Americans became familiar with the French idiom and brought prototypes of the style back to the United States after the war.<sup>14</sup> Although popular throughout

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<sup>7</sup> United States Census, 1920.

<sup>8</sup> William N. Thorndike, Jr., "An Unconventional Conglomerateur: Henry Singleton and Teledyne," *Journal of Applied Corporate Finance*, 26 no. 4 (2014): 81.

<sup>9</sup> Thorndike, Jr., 82.

<sup>10</sup> "Henry Singleton, Teledyne Co-founder," *Milwaukee Journal Sentinel*, 4 September 1999, 4.

<sup>11</sup> Thorndike, Jr., 84-86.

<sup>12</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 219.

<sup>13</sup> Andrew Pollack, "Henry E. Singleton, a Founder of Teledyne, Is Dead at 82," *New York Times*, 3 September 1999.

<sup>14</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 387-388.

the country as early as the 1920s, examples in Los Angeles largely date to the mid-1930s through the 1950s. Wallace Neff employed variations of the French Revival style for several of his residential designs beginning in the 1930s. An early example of a French-style residence Neff designed is the Joan Bennett House (1938), after which the Singleton residence is modeled. Although a late example, the Singleton residence nonetheless retains the essential character-defining features of the style. Its horizontal orientation, loose symmetry, steeply-pitched hipped roof, slender chimneys, brick cladding, French doors and dormers are evocative of the French Revival style.

#### *Wallace Neff*

The Singleton residence was designed by master architect Wallace Neff. Neff had a prolific career in Southern California, primarily designing single-family residences from 1919 until 1975. He was perhaps best known for his interpretations of the Spanish Colonial Revival style, helping to develop what is often referred to as California's "indigenous" style. Wallace Neff was born in 1895 in La Mirada, California, on a ranch owned by his maternal grandfather, Andrew McNally (co-founder of the mapmaking firm Rand McNally). He was born to Edwin and Nannie Neff, who had recently migrated to California from Chicago. In 1909, the family moved to Europe, where Neff attended boarding school in Switzerland, studied drawing and painting in Munich, and apprenticed with a German architectural office. Upon returning to America, Neff enrolled in the architecture program at the Massachusetts Institute of Technology (MIT). In 1917, when America entered World War I, Neff was forced to move back to California, assigned to duty with the Shipping Board of the U.S. Army in a shipyard in Wilmington. During his time in Wilmington, Neff grew fond of shipbuilding, and he took a course in naval architecture at the University of Southern California.<sup>15</sup> After the war, Wallace chose not to go back to MIT, but rather to find work in California. While designing a vacation home for his mother in Santa Barbara, Neff became acquainted with noted Santa Barbara architect George Washington Smith. Neff greatly admired the work of Smith, who was known for his Spanish-style designs. Neff apprenticed with Smith without pay until he could no longer afford to do so. Upon returning to Pasadena, Neff found work as a designer of speculative houses in the Hollywood office of the Frank Meline Company. In 1922, Neff received his architecture license and left the company to start his own firm.<sup>16</sup>

Wallace Neff set up his practice in Pasadena in 1922, just as the "California style," rooted in the state's Spanish and indigenous past, was beginning to mature. He became a reputable architect over a short period of time, establishing himself through early works such as the Ojai Valley Country Club and stables for E.D. Libbey of Toledo, for which he received an Honor Award from the Southern California chapter of the American Institute of Architects (AIA) in 1923. That same year, he received another AIA Honor Award for a Spanish-style house he had designed for Mr. and Mrs. Henry Walker on California Boulevard in Pasadena.<sup>17</sup> Neff developed his own unique manner of design through manipulating the proportions and massing of traditional Mediterranean and indigenous architecture. His fresh take on traditional styles were so well received that speculative builders began building imitation-Neff houses across Los

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<sup>15</sup> Alson Clark, "Wallace Neff and the Culture of Los Angeles," in *Wallace Neff: 1895-1982*, ed. Andrea A.P. Belloli (San Marino, CA: Huntington Library, 1989), 15-19.

<sup>16</sup> Diane Kanner, "Wallace Neff: Architect to the Stars" (master's thesis, University of Southern California, 1996), 55.

<sup>17</sup> Kanner, "Wallace Neff: Architect to the Stars," 65-67.



Angeles. In 1923, just as his career had begun to take off, Neff married Louise Up de Graff. Together, they had three children, one girl and two boys.<sup>18</sup>

During the first few years of his practice, Neff's clientele were primarily established families of Pasadena, who often had personal ties to the Neff family.<sup>19</sup> However, this soon changed with commissions by the Hollywood couple Frances Marion and Fred Thomson, and the New York heir to the Singer Sewing Machine Company, Arthur K. Bourne. Both houses gained wide recognition and established Neff as an architect for the wealthy and famous. In 1926, architectural historian and University of Illinois professor Rexford Newcomb published *Mediterranean Domestic Architecture in the United States*, a compilation of various works of architects, focusing on the California regional school. Neff was featured alongside distinguished architects such as Reginald Johnson and George Washington Smith, though he had practiced for only half as long.<sup>20</sup>

With the Great Depression came a decline in the widespread popularity of romantic regional architecture, which many saw as derivative and historicist, in favor of modernism. Neff struggled through the early years of the Depression; he sold his Pasadena office and moved to Hollywood where he rented office space and an apartment. During this time, Neff developed a fondness for the French style, which he applied to a number of commissions in the 1930s, including the Fredric March House in Beverly Hills (1934), the Joan Bennett House in Holmby Hills (1938), and the Robert F. Garner, Jr. House in San Marino (1938). Hollywood celebrities Mary Pickford and Douglas Fairbanks hired Neff to carry out several alterations, additions and redecoration of their Pickfair estate, which helped to keep him afloat during the Depression.<sup>21</sup>

Neff, like his Grandfather McNally, was a natural-born inventor, which as a young man he employed to patent a self-sharpening pencil and an instrument that told the angle of the grade a car was climbing. This inherent talent led Neff to the creation of his most prolific invention, the Bubble House, or Airform Construction, in 1941. Neff described the Bubble House as an economical bomb- and fire-resistant form of mass-produced housing that could be built for defense workers and war-evacuated populations.<sup>22</sup> The Bubble House was first employed in a development for defense workers in Falls Church, Virginia. Although the Bubble House had limited success in postwar America (he built two in the Pasadena area, one of which was for his brother, Andrew Neff), the structure received widespread recognition throughout Europe, South America and Africa. Entire Bubble House villages were constructed in western Africa, Brazil, Pakistan, Mexico, Jordan and the Virgin Islands. Near the end of Neff's life, he resided in the Bubble House he had built for his brother decades earlier.<sup>23</sup>

With the 1950s came new challenges for Neff, as clientele sought modernist estates and Ranch style houses. Struggling to find work in the residential sector, he entered several competitions to design buildings for college campuses, with some success. In 1948, he won competitions to design two

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<sup>18</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 25.

<sup>19</sup> Diane Kanner, *Wallace Neff and the Grand Houses of the Golden State* (New York: Monacelli Press, 2005), 73.

<sup>20</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 24.

<sup>21</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 26-27.

<sup>22</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 28.

<sup>23</sup> Jan Furey Muntz, "Bubble for Defense," in *Wallace Neff: 1895-1982*, ed. Andrea A.P. Belloli (San Marino, CA: Huntington Library, 1989), 75-83.



residence halls and a gymnasium at Loyol University, and in 1950, he was chosen to design a gymnasium and an addition to the student union at the Pomona College in Claremont.<sup>24</sup> As Neff regained confidence in his architectural abilities, he again began to attract residential commissions, designing in the postwar style architectural historian David Gebhard called "soft modernism."<sup>25</sup> His one-story houses achieved a closer connection to the land than his grand 1920s residences; he made extensive use of indoor-outdoor plans, open floor plans and large, floor to ceiling windows. Examples of this stylistic shift include Neff's Groucho Marx House in Beverly Hills (1956), the Harpo Marx Houses in Rancho Mirage (1956) and the Edgar Richards House in Palm Springs (1956). In 1954, the Southern California chapter of the AIA presented Neff with an honor award for the Myrtle Hornstein House, and in 1956, he was nominated a Fellow of the AIA.<sup>26</sup>

The 1960s marked a return to the California style Neff had become so well known for decades earlier. The Roy Eaton House (1962) and the Robert K. Straus House (1969), both Spanish Colonial Revival in style, represent this shift. In 1969, Neff received his last major commission from Dr. Henry E. Singleton for a large estate in Holmby Hills.<sup>27</sup> Dr. and Mrs. Singleton had initially attempted to buy Neff's house he had designed for Joan Bennett in 1938; however, negotiations fell through.<sup>28</sup> The Singletons hired Neff to design a house in the same French style as the Bennett house, but on a much grander scale. Neff, knowing this would be his last major project, was involved in every detail of the house's design, from finding mature shade trees for the gardens to selecting terra-cotta urns for the terrace. Wallace Neff died on June 9, 1982, little more than ten years after the completion of the Singleton residence.

#### *Thomas D. Church and Philip A. Shipley*

The estate at 384 Delfern Drive features a landscape designed by noted landscape architects Thomas Church and Philip Shipley. Thomas D. Church was born in 1902 in Boston, Massachusetts. Shortly after his birth, his parents moved to the Ojai Valley in Southern California. Upon his parents' divorce, Thomas and his sister, Margaret, moved to Oakland, California with their mother, Wilda. In 1922, Church received a bachelor's degree in landscape architecture from UC Berkeley, and in 1926, he graduated from Harvard University with a master's degree in city planning and landscape architecture. In 1930, Church moved to San Francisco to establish his own practice. Church's style was largely shaped by a visit to Europe in 1937 with his wife Betsy. There, he met Alvar Aalto whose designs inspired Church to create more informal and relaxed landscape plans. Site planning became increasingly important in his work. Veering from the orthodox formalism of traditional designed landscapes, he stressed the importance of multiple vantage points, so that views not only from the house were pleasing to the onlooker. Church's career took off upon his return home; in the following decades, he designed over 2,000 private gardens in California and 24 other states.<sup>29</sup> Church, known to be the pioneer of modern

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<sup>24</sup> Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 202.

<sup>25</sup> David Gebhard, "William Wurster and His California Contemporaries: The Idea of Regionalism and Soft Modernism," in *An Everyday Modernism: The Houses of William Wurster*, ed. Marc Treib (Berkeley: University of California Press, 1995), 164, quoted in Diane Kanner, *Wallace Neff and the Grand Houses of the Golden State* (New York: Monacelli Press, 2005), 202.

<sup>26</sup> Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 202.

<sup>27</sup> Clark, *Wallace Neff: Architect of California's Golden Age*, 30.

<sup>28</sup> Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 219.

<sup>29</sup> "He Changed the Landscape," Stanford Alumni, Stanford University, [http://alumni.stanford.edu/get/page/magazine/article/?article\\_id=37793](http://alumni.stanford.edu/get/page/magazine/article/?article_id=37793) (accessed 24 February 2015).

landscape architecture and the 'California Style', died in San Francisco in September of 1978. He was 76 years old.<sup>30</sup>

Philip A. Shipley was born in 1913 in Santa Paula, California, to warehouse broker Frank H. Shipley and Eliza Shipley.<sup>31</sup> After graduating from UC Berkeley with a degree in landscape architecture in 1933, he moved to Southern California to set up his own practice. Known for his simple yet unusual landscape plans, Shipley designed for the wealthy and famous, from Presidents Richard Nixon and Ronald Reagan, to celebrities such as Frank Sinatra, Clark Gable, Walt Disney and Lew Wasserman. In addition to residential commissions, Shipley was hired to design several commercial and research complexes including Palm Springs' Eldorado Country Club, Las Vegas' Tropicana, the Jet Propulsion Laboratory campus and TRW headquarters in El Segundo and Universal Studios. Philip Shipley died in 2001 at the age of 88.<sup>32</sup>

The landscape at 384 Delfern Drive is the product of collaboration between Thomas Church and Philip Shipley. Church, who had been the Singletons' initial choice as landscape architect, was leaving on a six-month-trip to Rome. Church recommended they commission Shipley, who was local and had proven experience designing the landscapes of large private estates. Between 1971 and 1973, through a series of meetings and mail correspondence, Shipley and Church worked together on the design of the forecourt, terrace, gardens, swimming pool and paved walkways.<sup>33</sup> Church's influences on the landscape design are clear. Brick terraces, appropriately scaled to the house, the siting and orientation of the house to provide for maximum views, the use of mature trees to provide a sense of time and place and the creation of livable outdoor spaces, sheltered from the elements, are evocative of Church's designs and apparent at the Singleton House.<sup>34</sup> Church was able to relay his ideas for aspects such as the siting and shape of the swimming pool and the design of the garden terrace through schemes he drew that Shipley would then present to the Singletons and modify as necessary. Together, Church and Shipley created a cohesive and seemingly effortless landscape design that was appropriate to the lifestyle of the Singleton family and could hold its own against the immense scale of Wallace Neff's French Revival mansion.

### **Period of Significance**

Because the Singleton House is eligible under multiple contexts and eligibility criteria, there are two periods of significance.

The period of significance for the residence's association with Dr. Henry E. Singleton is defined as 1970 to 1999. The beginning of the period of significance, 1970, is the date of construction of the estate and the beginning of Singleton's occupation. The year 1999 was chosen as the culmination of the period of significance because it was the year Dr. Singleton died.

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<sup>30</sup> "Architect, College Planner Thomas Church, 76, Dies," *Los Angeles Times*, 1 September 1978, F4.

<sup>31</sup> United States Census, 1920.

<sup>32</sup> "Philip A. Shipley; Did Landscape Design for Presidents, Celebrities," *Los Angeles Times*, 3 August 2001.

<sup>33</sup> Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton, 1970-1973.

<sup>34</sup> Thomas D. Church, *Gardens are for People*, preface and forward by Grace Hall and Michael Laurie, 3<sup>rd</sup> ed. (Berkeley: University of California Press, 1995).



The period of significance for the estate as an excellent example of the French Revival style, as a significant work of master architect Wallace Neff, and as a significant landscape designed by notable landscape architects Thomas Church and Philip Shipley, has been defined as 1970-1972, the period of construction of the house and landscape from start to completion.

### **Integrity**

In addition to meeting multiple eligibility criteria, the Singleton Estate is unaltered and retains a high degree of physical and associative integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”<sup>35</sup> The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location:** The Singleton Estate remains on its original site and therefore retains integrity of location.
- **Design:** The residence is unaltered, and therefore its character-defining features remain intact. It is still able to convey its historic significance as a French Revival-style house designed by master architect Wallace Neff. The sprawling picturesque landscape, designed by noted landscape architects Thomas Church and Philip Shipley, also remains unaltered, with all character-defining features intact. Thus, the Singleton Estate retains integrity of design.
- **Setting:** The Singleton Estate remains sited among seven acres of lush landscape. It therefore retains integrity of setting.
- **Materials:** With the exception of its original ceramic shingle roofing being replaced with composition shingle roofing, all of the house’s original materials remain intact. Thus, the Singleton House retains integrity of materials.
- **Workmanship:** The Singleton House retains its physical features from the time it was constructed, including brick veneer, cast stone entrance colonnade and portico, wood French doors and brick paving. Its landscape remains as originally designed and executed. Thus, the estate retains integrity of workmanship from its historic period.
- **Feeling:** The building retains its essential character-defining features and appearance from its historical period. It therefore retains integrity of feeling.
- **Association:** Though no longer occupied by the Singleton family, the estate appears almost exactly the way it did when occupied by former CEO and co-founder of the major conglomerate Teledyne, Henry Singleton. Thus, it retains integrity of association.

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<sup>35</sup> U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



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Office of Historic Resources/Cultural Heritage Commission  
HISTORIC-CULTURAL MONUMENT  
NOMINATION FORM

SINGLETON ESTATE - DRAFT  
384 Delfern Drive, Holmby Hills, 90077

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HISTORIC-CULTURAL MONUMENT  
NOMINATION FORM

SINGLETON ESTATE - DRAFT  
384 Delfern Drive, Homlby Hills, 90077

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Singleton Estate, bird's-eye view (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))

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Entrance drive (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



Forecourt (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



West elevation close-up  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



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Expansive lawn with house in the background, view east (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



View of brick terrace from balcony,  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



Brick terrace at east elevation,  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



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Tennis courts (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



Swimming pool (source Forbes online,  
<http://www.forbes.com/pictures/fhfi45fklm/384-delfern-drive-los-angeles-ca-90077/>)



Greenhouse (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))





Foyer, view north  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



Foyer, view south  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/))

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Living room, view south (source: [www.delfern.com/mls/](http://www.delfern.com/mls/))



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Family room, view southeast

(source: Coldwell Banker, <http://www.californiamoves.com/property/details/3375119/MLS-13-708241/384-Delfern-Dr-Los-Angeles-Bel-Air-CA-90077.aspx>)



Dining room, view north  
(source: <http://www.extravaganzi.com/singleton-holmby-hills-property-on-sale-for-75-million/>)



**DATE:** March 26, 2015

### 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Singleton Estate (so named for first owner)

Street Address: 384 Delfern Drive, Los Angeles, CA 90077

Council District: 5

Community Name: Holmby Hills

Assessor Parcel Number: 4358-007-015

Tract: 8236

Block: 26, 27

Lot: 4, 5

Property type: Building

Additional Resources: Designed landscape, including swimming pool, tennis courts, pond, manicured gardens, mature trees.

### 4. ALTERATION HISTORY

Historic and current photos of the Singleton Estate as well as alteration permits from the Los Angeles Department of Building and Safety indicate the building is unaltered from its original construction. Nearly all of the work items listed below, derived from building and alteration permits, date to the Singletons' first year of occupancy in the house and likely represent minor modifications to the residence desired by the family upon living in the house.

|               |  |
|---------------|--|
| July 1970     | A second fireplace was added to the dining room  |
| October 1970  | A brick retaining wall was added to the property                                       |
| April 1971    | A 30' by 16' storage room was added at the retaining wall                              |
| July 1971     | The retaining wall was extended  |
| October 1971  | A greenhouse was added to the property   |
| December 1971 | A pool equipment room was added to the estate  |
| Unknown       | Original ceramic shingle roofing was replaced with asphalt composition shingle roofing |



# City of Los Angeles Department of City Planning

## 4/17/2015 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

384 N NORTH FARING ROAD  
384 N DELFERN DR  
418 N NORTH FARING ROAD  
400 N NORTH FARING ROAD  
384 N FARING ROAD  
418 N FARING ROAD  
400 N FARING ROAD

### ZIP CODES

90077

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-829-GPC  
ORD-167564-SA3220  
YD-16620-YV  
CFG-2000

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 141B153 46         |
| Lot/Parcel Area (Calculated) | 58,451.7 (sq ft)   |
| Thomas Brothers Grid         | PAGE 592 - GRID C6 |
| Assessor Parcel No. (APN)    | 4358007015         |
| Tract                        | TR 8236            |
| Map Reference                | M B 112-94/97      |
| Block                        | None               |
| Lot                          | 5                  |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 141B153<br>141B157 |

### Jurisdictional Information

|                          |                         |
|--------------------------|-------------------------|
| Community Plan Area      | Bel Air - Beverly Crest |
| Area Planning Commission | West Los Angeles        |
| Neighborhood Council     | Bel Air - Beverly Crest |
| Council District         | CD 5 - Paul Koretz      |
| Census Tract #           | 2621.00                 |
| LADBS District Office    | West Los Angeles        |

### Planning and Zoning Information

|  |  |
|--|--|
| Special Notes                            | None   |
| Zoning                                   | RE40-1   |
| Zoning Information (ZI)                  | ZI-2443 Neighborhood Conservation ICO - Bel Air<br>ZI-2438 Equine Keeping in the City of Los Angeles |
| General Plan Land Use                    | Minimum Residential  |
| General Plan Footnote(s)                 | Yes  |
| Hillside Area (Zoning Code)              | Yes  |
| Baseline Hillside Ordinance              | Yes  |
| Baseline Mansionization Ordinance        | No   |
| Specific Plan Area                       | None   |
| Special Land Use / Zoning                | None   |
| Design Review Board                      | No   |
| Historic Preservation Review             | No   |
| Historic Preservation Overlay Zone       | None   |
| Other Historic Designations              | None   |
| Other Historic Survey Information        | None   |
| Mills Act Contract                       | None   |
| POD - Pedestrian Oriented Districts      | None   |
| CDO - Community Design Overlay           | None   |
| NSO - Neighborhood Stabilization Overlay | No   |
| Streetscape                              | No   |
| Sign District                            | No   |
| Adaptive Reuse Incentive Area            | None   |
| CRA - Community Redevelopment Agency     | None   |
| Central City Parking                     | No   |
| Downtown Parking                         | No   |
| Building Line                            | None   |

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



|                           |   |
|---------------------------|---|
| Region                    | Transverse Ranges and Los Angeles Basin |
| Fault Type                | B                                       |
| Slip Rate (mm/year)       | 1.00000000                              |
| Slip Geometry             | Left Lateral - Reverse - Oblique        |
| Slip Type                 | Poorly Constrained                      |
| Down Dip Width (km)       | 14.00000000                             |
| Rupture Top               | 0.00000000                              |
| Rupture Bottom            | 13.00000000                             |
| Dip Angle (degrees)       | 70.00000000                             |
| Maximum Magnitude         | 6.40000000                              |
| Alquist-Priolo Fault Zone | No                                      |
| Landslide                 | No                                      |
| Liquefaction              | No                                      |
| Tsunami Inundation Zone   | No                                      |

#### **Economic Development Areas**

|                                  |      |
|----------------------------------|------|
| Business Improvement District    | None |
| Renewal Community                | No   |
| Revitalization Zone              | None |
| State Enterprise Zone            | None |
| State Enterprise Zone Adjacency  | No   |
| Targeted Neighborhood Initiative | None |

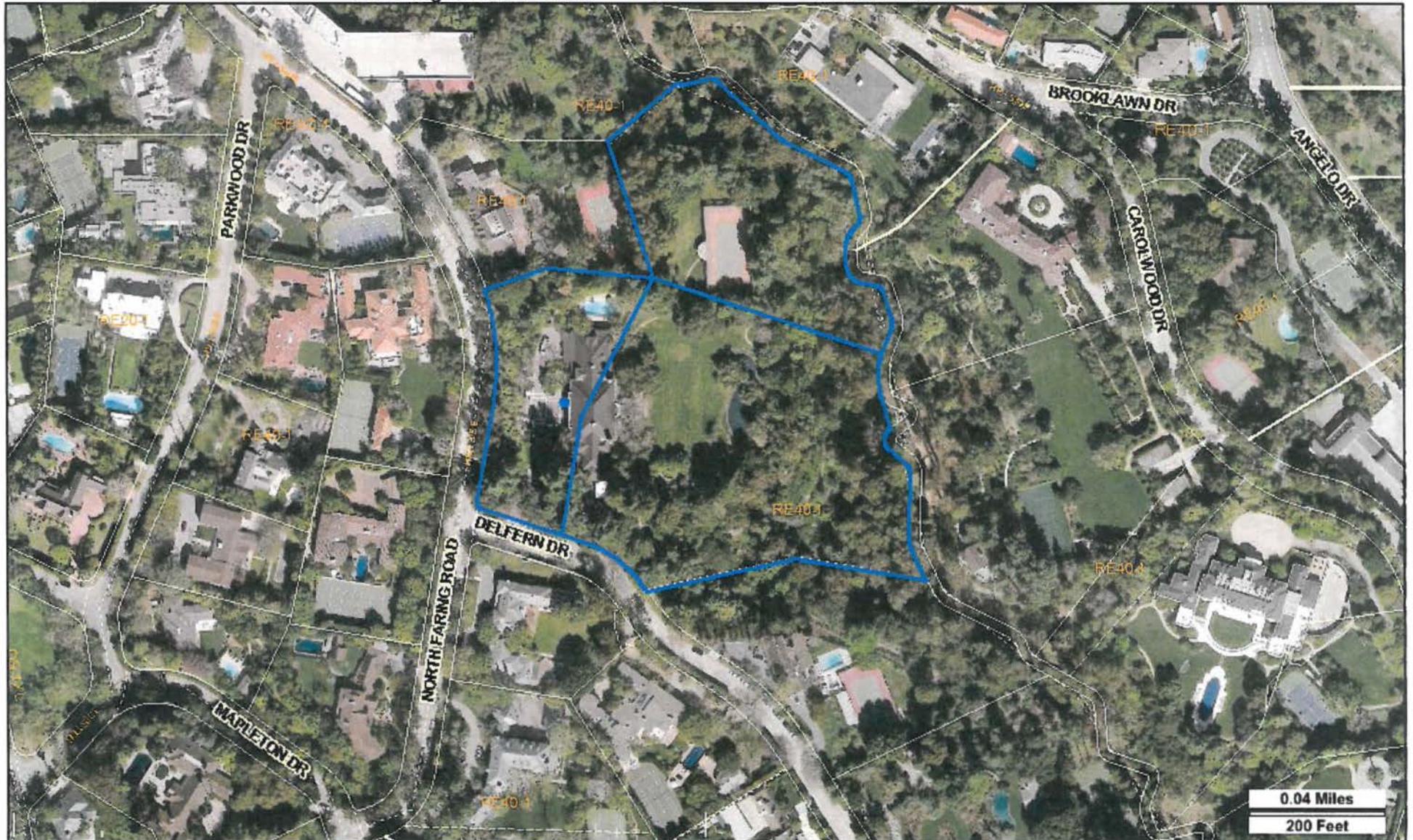
#### **Public Safety**

##### Police Information

|                    |                  |
|--------------------|------------------|
| Bureau             | West             |
| Division / Station | West Los Angeles |
| Reporting District | 806              |

##### Fire Information

|                             |    |
|-----------------------------|----|
| Division                    | 3  |
| Batallion                   | 9  |
| District / Fire Station     | 71 |
| Red Flag Restricted Parking | No |



Address: 384 N NORTH FARING ROAD  
 APN: 4358007015  
 PIN #: 141B153 46

Tract: TR 8236  
 Block: None  
 Lot: 5  
 Arb: None

Zoning: RE40-1  
 General Plan: Minimum Residential





# CIRCULATION

## STREET




































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway




## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES




-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

## 500 FT. SCHOOL/PARK ZONE

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- |  |  |
|--|--|
|  Aquatic Facilities   |  Opportunity School               |
|  Beaches              |  Other Facilities                 |
|  Charter School       |  Park / Recreation Centers        |
|  Child Care Centers   |  Parks                            |
|  Elementary School    |  Performing / Visual Arts Centers |
|  Golf Course          |  Recreation Centers               |
|  High School          |  Span School                      |
|  Historic Sites       |  Special Education School         |
|  Horticulture/Gardens |  Senior Citizen Centers           |
|  Middle School        |  Skate Parks                      |

## COASTAL ZONES

-  Dual Jurisdictional Coastal Zone
-  Calvo Exclusion Area
-  Coastal Zone Commission Authority

## OTHER SYMBOLS

- |  |   |  |
|--|---|--|
|  Lot Line           |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line         |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut            |  Coastal Zone          |  High Wind Zone                      |
|  Easement           |  Council District      |  Hillside Grading                    |
|  Zone Boundary      |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line      |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split          |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1   |  Oil Wells                           |
|  Tract Map          |   |  |
|  Parcel Map         |   |  |
|  Lot Ties           |   |  |
|  Building Outlines  |   |  |





# City of Los Angeles Department of City Planning

## 4/17/2015 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

384 N NORTH FARING ROAD  
384 N DELFERN DR  
418 N NORTH FARING ROAD  
400 N NORTH FARING ROAD  
384 N FARING ROAD  
418 N FARING ROAD  
400 N FARING ROAD

### ZIP CODES

90077

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1986-829-GPC  
ORD-167564-SA3220  
YD-16620-YV  
CFG-2000

### Address/Legal Information

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 141B153 46         |
| Lot/Parcel Area (Calculated) | 58,451.7 (sq ft)   |
| Thomas Brothers Grid         | PAGE 592 - GRID C6 |
| Assessor Parcel No. (APN)    | 4358007015         |
| Tract                        | TR 8236            |
| Map Reference                | M B 112-94/97      |
| Block                        | None               |
| Lot                          | 5                  |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 141B153<br>141B157 |

### Jurisdictional Information

|                          |                         |
|--------------------------|-------------------------|
| Community Plan Area      | Bel Air - Beverly Crest |
| Area Planning Commission | West Los Angeles        |
| Neighborhood Council     | Bel Air - Beverly Crest |
| Council District         | CD 5 - Paul Koretz      |
| Census Tract #           | 2621.00                 |
| LADBS District Office    | West Los Angeles        |

### Planning and Zoning Information

|  |  |
|--|--|
| Special Notes                            | None   |
| Zoning                                   | RE40-1   |
| Zoning Information (ZI)                  | ZI-2443 Neighborhood Conservation ICO - Bel Air<br>ZI-2438 Equine Keeping in the City of Los Angeles |
| General Plan Land Use                    | Minimum Residential  |
| General Plan Footnote(s)                 | Yes  |
| Hillside Area (Zoning Code)              | Yes  |
| Baseline Hillside Ordinance              | Yes  |
| Baseline Mansionization Ordinance        | No   |
| Specific Plan Area                       | None   |
| Special Land Use / Zoning                | None   |
| Design Review Board                      | No   |
| Historic Preservation Review             | No   |
| Historic Preservation Overlay Zone       | None   |
| Other Historic Designations              | None   |
| Other Historic Survey Information        | None   |
| Mills Act Contract                       | None   |
| POD - Pedestrian Oriented Districts      | None   |
| CDO - Community Design Overlay           | None   |
| NSO - Neighborhood Stabilization Overlay | No   |
| Streetscape                              | No   |
| Sign District                            | No   |
| Adaptive Reuse Incentive Area            | None   |
| CRA - Community Redevelopment Agency     | None   |
| Central City Parking                     | No   |
| Downtown Parking                         | No   |
| Building Line                            | None   |

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

|                              |                                   |
|------------------------------|-----------------------------------|
| 500 Ft School Zone           | No                                |
| 500 Ft Park Zone             | No                                |
| <b>Assessor Information</b>  |                                   |
| Assessor Parcel No. (APN)    | 4358007015                        |
| APN Area (Co. Public Works)* | 5.300 (ac)                        |
| Use Code                     | 0101 - Single Residence with Pool |
| Assessed Land Val.           | \$1,670,802                       |
| Assessed Improvement Val.    | \$2,317,512                       |
| Last Owner Change            | 06/16/10                          |
| Last Sale Amount             | \$9                               |
| Tax Rate Area                | 67                                |
| Deed Ref No. (City Clerk)    | 823392                            |
|                              | 760818                            |
|                              | 4-504                             |
|                              | 3-867                             |
|                              | 1764325                           |
| Building 1                   |                                   |
| Year Built                   | 1970                              |
| Building Class               | CX                                |
| Number of Units              | 1                                 |
| Number of Bedrooms           | 10                                |
| Number of Bathrooms          | 13                                |
| Building Square Footage      | 15,520.0 (sq ft)                  |
| Building 2                   | No data for building 2            |
| Building 3                   | No data for building 3            |
| Building 4                   | No data for building 4            |
| Building 5                   | No data for building 5            |

**Additional Information**

|   |                 |
|---|-----------------|
| Airport Hazard                                    | None            |
| Coastal Zone                                      | None            |
| Farmland  | Area Not Mapped |
| Very High Fire Hazard Severity Zone               | Yes             |
| Fire District No. 1                               | No              |
| Flood Zone  | None            |
| Watercourse                                       | No              |
| Hazardous Waste / Border Zone Properties          | No              |
| Methane Hazard Site                               | None            |
| High Wind Velocity Areas                          | No              |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes             |
| Oil Wells   | None            |

**Seismic Hazards**

|                                |   |
|--------------------------------|---|
| Active Fault Near-Source Zone  |   |
| Nearest Fault (Distance in km) | Within Fault Zone                       |
| Nearest Fault (Name)           | Hollywood Fault                         |
| Region                         | Transverse Ranges and Los Angeles Basin |
| Fault Type                     | B                                       |
| Slip Rate (mm/year)            | 1.00000000                              |
| Slip Geometry                  | Left Lateral - Reverse - Oblique        |
| Slip Type                      | Poorly Constrained                      |
| Down Dip Width (km)            | 14.00000000                             |
| Rupture Top                    | 0.00000000                              |
| Rupture Bottom                 | 13.00000000                             |
| Dip Angle (degrees)            | 70.00000000                             |
| Maximum Magnitude              | 6.40000000                              |

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



|                           |    |
|---------------------------|----|
| Alquist-Priolo Fault Zone | No |
| Landslide                 | No |
| Liquefaction              | No |
| Tsunami Inundation Zone   | No |

**Economic Development Areas**

|                                  |      |
|----------------------------------|------|
| Business Improvement District    | None |
| Renewal Community                | No   |
| Revitalization Zone              | None |
| State Enterprise Zone            | None |
| State Enterprise Zone Adjacency  | No   |
| Targeted Neighborhood Initiative | None |

**Public Safety**

Police Information

|                    |                  |
|--------------------|------------------|
| Bureau             | West             |
| Division / Station | West Los Angeles |
| Reporting District | 806              |

Fire Information

|                             |    |
|-----------------------------|----|
| Division                    | 3  |
| Batallion                   | 9  |
| District / Fire Station     | 71 |
| Red Flag Restricted Parking | No |

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Architects, Planners & Conservators



Singleton Estate | Los Angeles Historic-Cultural Monument Application

March 26, 2015

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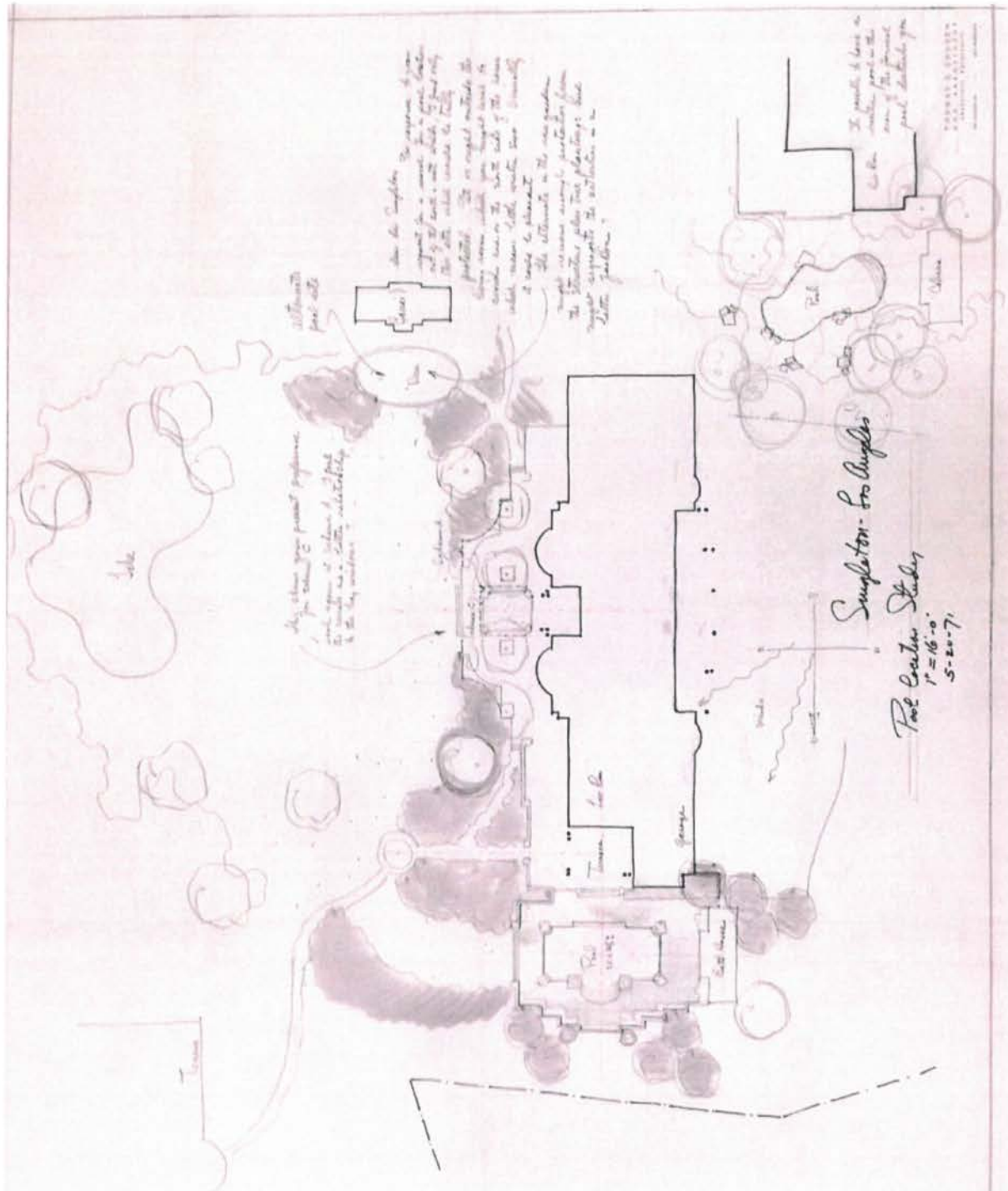
**Items Attached**

- 01 Los Angeles Department of Building and Safety permits
- 02 Correspondence regarding the landscape design of the estate
- 03 Thomas Church landscape drawings
- 04 Historic Photos, Singleton Estate during construction
- 05 Existing Conditions Photos

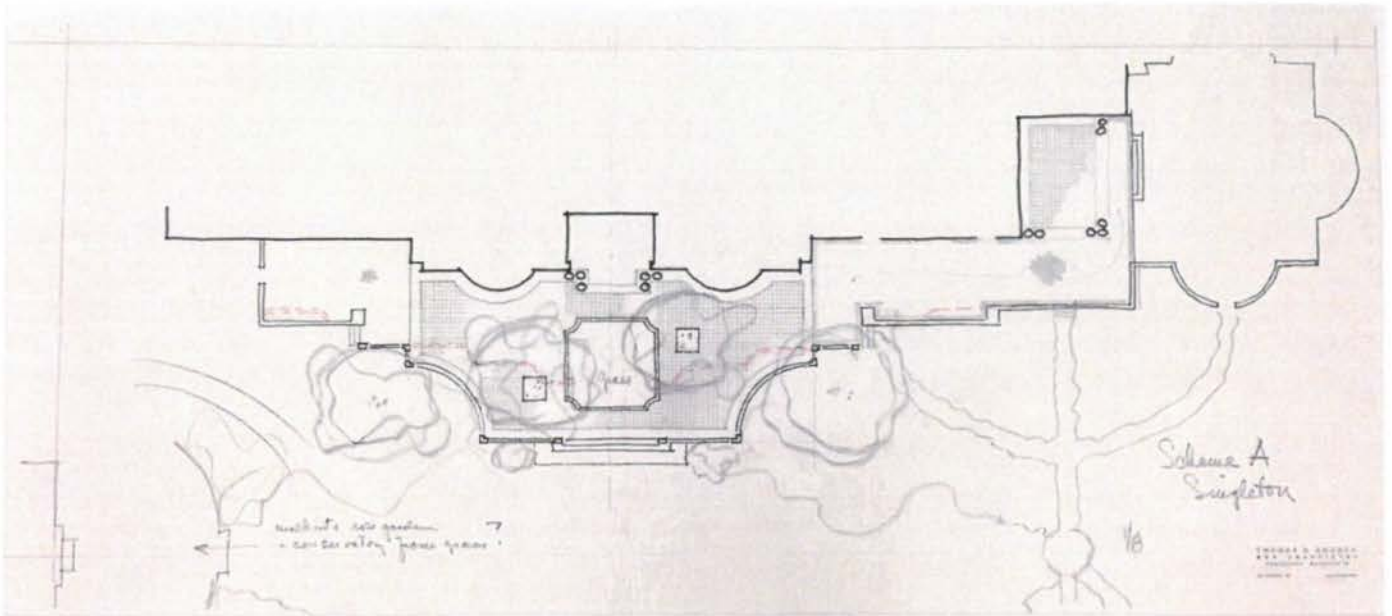


**Singleton Estate | Los Angeles Historic-Cultural Monument Application**

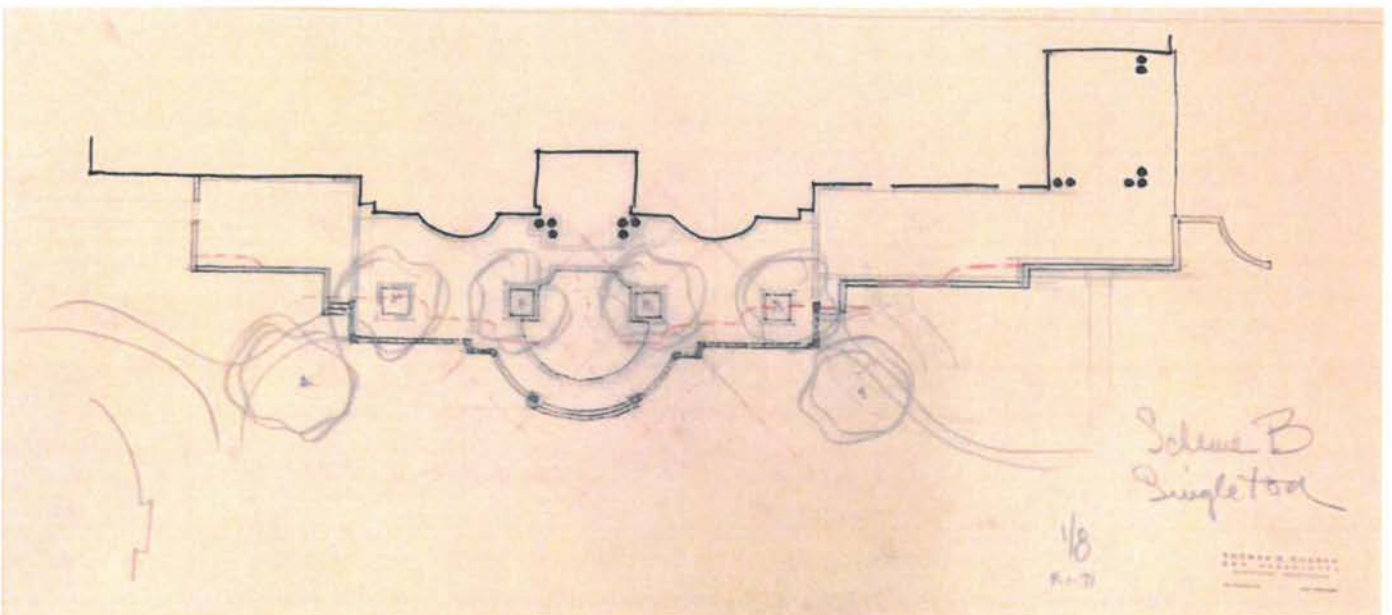
March 26, 2015



Pool Location Study, Thomas Church, 5-20-1971, courtesy of UC Berkeley Environmental Design Archives

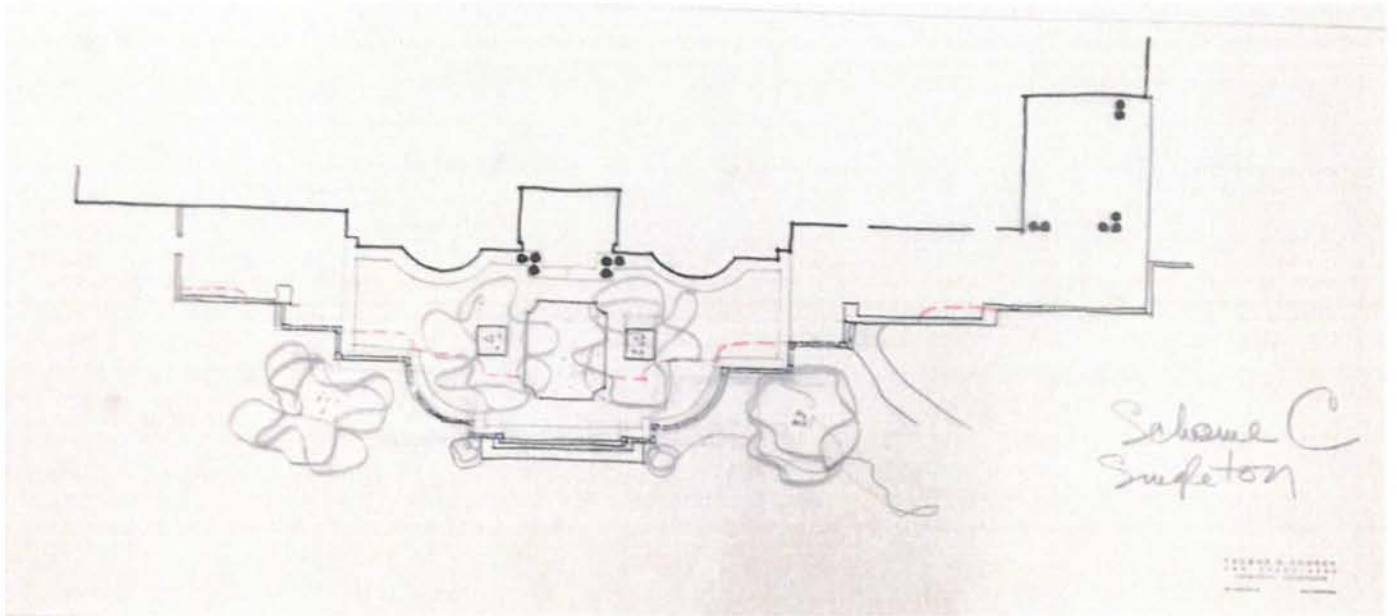


Drawing, Brick Terrace, Scheme A, Thomas Church, 4-1-1971, courtesy of UC Berkeley Environmental Design Archives

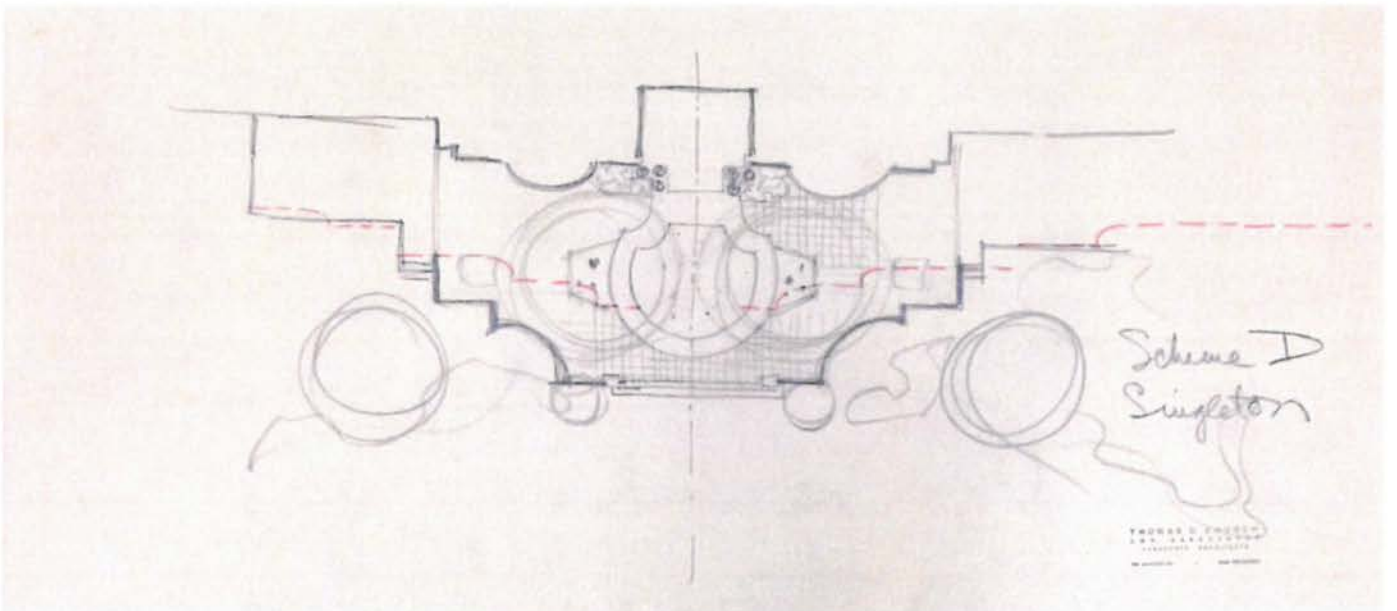


Drawing, Brick Terrace, Scheme B, Thomas Church, 4-1-1971, courtesy of UC Berkeley Environmental Design Archives





Drawing, Brick Terrace, Scheme C, Thomas Church, 4-1-1971, courtesy of UC Berkeley Environmental Design Archives



Drawing, Brick Terrace, Scheme D, Thomas Church, 4-1-1971, courtesy of UC Berkeley Environmental Design Archives

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Singleton Estate | Los Angeles Historic-Cultural Monument Application  
March 26, 2015

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Singleton House under construction, ca. 1970, courtesy of UC Berkeley Environmental Design Archives

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Architects, Planners & Conservators

**Singleton Estate | Los Angeles Historic-Cultural Monument Application**  
March 26, 2015

**1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.**

|  |                               |                  |   |                     |              |                      |          |     |
|--|-------------------------------|------------------|---|---------------------|--------------|----------------------|----------|-----|
| 1. LEGAL DESCR   | LOT 3 5/8 Portion of lot 4    | BLK.             | TRACT                                   | 8236                | CENSUS TRACT | 2621                 |          |     |
| 2. PURPOSE OF BUILDING   | 1 fam. dwlg. & att gar        |                  |   |                     | DIST. MAP    | 7141                 |          |     |
| 3. JOB ADDRESS   | 384 Delfern Dr. 418 N. Faring |                  |   |                     | ZONE         | R-1-1                |          |     |
| 4. BETWEEN CROSS STREETS   | N. Faring Rd. AND Baroda      |                  |   |                     | FIRE DIST    | /                    |          |     |
| 5. OWNER'S NAME  | H. E. Singleton               |                  |   | PHONE               | 277-3311     | LOT (TYPE)           | int.     |     |
| 6. OWNER'S ADDRESS   | 1901 Avenue of the Stars      |                  |   | CITY                | Los Angeles  | LOT SIZE             |          |     |
| 7. ARCHITECT OR DESIGNER   | Wallace Neff                  |                  |   | STATE LICENSE No    | 1119         | PHONE                | HO 47318 |     |
| 8. ENGINEER  | Wm. M. Taggart                |                  |   | STATE LICENSE No    | 297          | PHONE                | DU 30216 |     |
| 9. CONTRACTOR  | Walter R. Johnson             |                  |   | STATE LICENSE No    | 101927       | PHONE                | 390-3547 |     |
| 10. LENDER   | BRANCH                        |                  |   | ADDRESS             |              | AFFIDAVITS           | /        |     |
| 11. SIZE OF NEW BLDG   | STORIES                       | HEIGHT           | NO OF EXISTING BUILDINGS ON LOT AND USE |                     |              |                      |          |     |
| 64 1/2 x 210   | 2                             | 48               | none                                    |                     |              |                      |          |     |
| 12. MATERIAL OF CONSTRUCTION   | EXT WALLS                     | ROOF             | FLOOR                                   |                     |              |                      |          |     |
|  | brick veneer                  | tile             | wd/conc                                 |                     |              |                      |          |     |
| 13. JOB ADDRESS  | 384 Delfern Dr.               |                  |   |                     |              | DISTRICT OFFICE      | WLA      |     |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | \$ 350,000.                   |                  | \$ 573,000                              |                     |              |                      | GRADING  | yes |
|  |                               |                  |   |                     |              | CRIT. SOIL           | /        |     |
| PURPOSE OF BUILDING  |                               |                  |   | INSPECTION ACTIVITY |              | HIGHWAY DED          |          |     |
| 1-family dwlg & att gar  |                               |                  |   | COMB                | GEN          | MAJ S                | CONS     |     |
| TYPE   |                               |                  |   | STORIES             |              | PLANS CHECKED        |          |     |
| I  |                               |                  |   | 2                   |              | Stuart               |          |     |
| BLDG AREA  |                               |                  |   | TOTAL               |              | PLANS APPROVED       |          |     |
| 12300  |                               |                  |   |                     |              | Stuart               |          |     |
| DWELL UNITS  |                               | GUEST ROOMS      | PARKING SPACES                          | REQ'D               | PROVIDED     | APPLICATION APPROVED |          |     |
| 1  |                               | 0                | 2                                       | 4                   | 4            | Stuart               |          |     |
| SPRINKLERS REQ'D SPECIFIED   |                               |                  | CONT INSP.                              |                     | ZONED BY     |                      |          |     |
|  |                               |                  |   |                     | Pappas       |                      |          |     |
| P. STA. 1705 7-123W  |                               |                  |   |                     |              | INSPECTOR            |          |     |
|  |                               |                  |   |                     |              | I                    |          |     |
| P.C. 408 98  |                               | S.P.C. 96 175 96 |   | G.P.I. 5.50         |              | B.P. 899 91          |          |     |
|  |                               |                  |   | I.F.                |              | O.S. C/O             |          |     |
|  |                               |                  |   |                     |              | TYPIST               |          |     |
|  |                               |                  |   |                     |              | cm                   |          |     |

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

|                    |           |       |          |        |  |  |
|--------------------|-----------|-------|----------|--------|--|--|
| CASHIER'S USE ONLY |           |       |          |        |  |  |
|                    | JUL-29-69 | 00859 | B - 6 CK | 408.98 |  |  |
|                    | SEP-17-69 | 04771 | B - 6 CK | 175.96 |  |  |
|                    | SEP-17-69 | 04772 | B - 9 CK | 5.50   |  |  |
|                    | SEP-17-69 | 04773 | B - 1 CK | 899.91 |  |  |

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or exempt the contractor from compliance with applicable laws.

Permit for the construction of a single-family dwelling at 384 Delfern Drive, 9-17-1969, LADBS



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Architects, Planners & Conservators

Singleton Estate | Los Angeles Historic-Cultural Monument Application  
March 26, 2015

| CITY OF LOS ANGELES  |                                       | AND FOR CERTIFICATE OF OCCUPANCY |           | SPL. APPLIC. FOR BLDG.                   |                        |
|--|---------------------------------------|----------------------------------|-----------|--|------------------------|
| INSTRUCTIONS: 1. Applicant to Complete Standard Form Only. 2. Plot Plan Required on Back of Original.  |                                       |                                  |           |  |                        |
| 1. LOT NO.   | 3.54 portion                          | BLK.                             |           | TRACT                                    |                        |
| 2. PRESENT USE OF BUILDING   | att & gar.                            | NEW USE OF BUILDING              | Same      | 8236                                     | 2621                   |
| 3. JOB ADDRESS   | 384 Delfern Drive                     |                                  |           |  | DIST. MAP              |
| 4. BETWEEN CROSS STREETS   | N. Faring Road                        | AND                              | Baroda    |  | 7141                   |
| 5. OWNER'S NAME  | H.E. Singleton                        | PHONE                            | 277-3311  |  | ZONE                   |
| 6. OWNER'S ADDRESS   | 1901 Avenue of the Stars, Los Angeles |                                  |           |  | R-1-1                  |
| 7. ARCHITECT OR DESIGNER   | Wallace Neff                          | 1119                             | HO 47318  |  | FIRE DIST.             |
| 8. ENGINEER  | Wm. M. Taggart                        | 297                              | DU 30216  |  | LOT (TYPE)             |
| 9. CONTRACTOR  | Walter R. Johnson                     | 101927                           | 390-3547  |  | LOT SIZE               |
| 10. LENDER   | Owner                                 | BRANCH                           | ADDRESS   |  | Irreg.                 |
| 11. SIZE OF EXISTING BLDG.   | LENGTH 64                             | WIDTH 210                        | STORIES 2 | NO. OF EXISTING BUILDINGS ON LOT AND USE | 1 Fam dwlg & att. gar. |
| 12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.   | Brick veneer                          | ROOF                             | Tile      | FLOOR                                    | WD. conc.              |
| 13. JOB ADDRESS  | 384 Delfern Drive                     |                                  |           |  | AFFIDAVITS             |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING   | \$ 5000 PC.<br>101 BP                 |                                  |           |  | BF 692906              |
| 15. NEW WORK: (Describe)   | Additional fireplace in dining room   |                                  |           |  | DISTRICT OFFICE        |
| NEW USE OF BUILDING  | Same                                  | SIZE OF ADDITION                 |           | STORIES                                  |                        |
| TYPE   | R-1                                   | SPRINKLERS REQ'D SPECIFIED       |           | INSPECTION ACTIVITY                      | COMB GEN MAJ. S. CONS  |
| BLDG. AREA   | MAX. OCC.                             | TOTAL                            |           | PLANS CHECKED                            | CONS.                  |
| DWELL. UNITS   | GUEST ROOMS                           | PARKING SPACES                   | PROVIDED  | PLANS APPROVED                           | ZONED BY               |
| P.C. No.   | CONT. INSP                            |                                  |           | APPLICATION APPROVED                     | FILE WITH              |
| P.C.   | S.P.C.                                | G.P.I.                           | B.P. 20   | I.F.                                     | O.S.                   |
| 1523   |                                       |                                  |           |  | C/O                    |
|  |                                       |                                  |           |  | TYPIST                 |
|  |                                       |                                  |           |  | c1                     |
| PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED. |                                       |                                  |           |  |                        |
| CASHIER'S USE ONLY   | JUL-29-70                             | 13194                            | P - 6 CK  | 15.73                                    |                        |
|  | JUL-29-70                             | 13195                            | P - 2 CK  | 2.20                                     |                        |
|  |                                       |                                  |           |  |                        |
| <b>STATEMENT OF RESPONSIBILITY</b>   |                                       |                                  |           |  |                        |
| I certify that in doing the work authorized hereby I will not employ any person in violation of the Code of the State of California relating to...           |                                       |                                  |           |  |                        |

Permit for a second fireplace in the dining room, 7-29-1970, LADBS

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Architects, Planners & Conservators

Singleton Estate | Los Angeles Historic-Cultural Monument Application  
March 26, 2015

| 1   |                                  | APPLICATION FOR INSPECTION OF NEW BUILDING |                   |                                      |  | BAS 9-1-110-07               |        |
|---|----------------------------------|--|-------------------|--------------------------------------|--|------------------------------|--------|
| CITY OF LOS ANGELES   |                                  | AND FOR CERTIFICATE OF OCCUPANCY           |                   |                                      |  | DEPT. OF BUILDING AND SAFETY |        |
| INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Origin |                                  |  |                   |                                      |  |                              |        |
| 1. LEGAL DESCR.   | LOT 5, 5 & Portion of lot 4      | BLK  | TRACT 8236        |                                      |  | CENSUS TRACT                 | 2621   |
| 2. PURPOSE OF BUILDING  | 27' Retaining Wall               |  |                   |                                      |  | DIST MAP                     | 7141   |
| 3. JOB ADDRESS  | 384 Delfern                      |  |                   |                                      |  | ZONE                         | R-1-1  |
| 4. BETWEEN CROSS STREETS  | N. Faring Rd.                    |  | AND               | Baroda                               |  | FIRE DIST                    | /      |
| 5. OWNER'S NAME   | Dr. Henry Singleton              |  | PHONE             | 277-3311                             |  | LOT TYPE                     | Int.   |
| 6. OWNER'S ADDRESS  | 1901 Ave. of the Stars           |  | CITY              | L.A.                                 |  | LOT SIZE                     | Irreg. |
| 7. ARCHITECT OR DESIGNER  | Phil Shipley, Landscp. Architect |  | STATE LICENSE No. | 465 472-7885                         |  |                              |        |
| 8. ENGINEER   | V. K. Kelly & Assoc.             |  | STATE LICENSE No. | 12494 828-3431                       |  | ALLEN                        |        |
| 9. CONTRACTOR   | Ben F. Smith, Inc.               |  | STATE LICENSE No. | 88526 686-1313                       |  | BLDG. LINE                   |        |
| 10. LENDER  | OWNER                            |  |                   |                                      |  | AFFIDAVITS                   |        |
| 11. SIZE OF NEW BLDG  | 235                              | HEIGHT                                     | 6' MAX            | NO. OF EXISTING BLDGS ON LOT AND USE |  | 1-Dwell. & Att. Gar.         |        |
| 12. MATERIAL OF CONSTRUCTION  | Brick                            |  |                   |                                      |  | YC 16620<br>DF692906         |        |
| 13. JOB ADDRESS   | 384 Delfern                      |  |                   |                                      |  | DISTRICT OFFICE              |        |
| 14. VALUATION TO INCLUDE ALL FEES, EQUIPMENT, REG. FEE, COMPARE AND USE PROPOSED BUILDING           | \$2,500                          |  |                   |                                      |  | WLA<br>GRADING<br>Yes        |        |
| PURPOSE OF BUILDING   | RET. WALL                        |  |                   |                                      |  | HIGHWAY DED                  |        |
| TYPE  | MISC                             |  | STORIES           | PLANS CHECKED                        |  | FLOOR                        |        |
| BLDG AREA   | 235 L.F.T.                       |  | TOTAL             | PLANS APPROVED                       |  | CORR                         |        |
| DWELL UNITS   | GUEST ROOMS                      | PARKING SPACES                             | PROVIDED          | APPLICATION APPROVED                 |  | ZONED BY<br>Pappas           |        |
| SPRINKLERS REQ'D SPECIFIED  |                                  |  |                   |                                      |  | FILE WITH                    |        |
| P.C. NO.  | 1235                             |  | S.P.C.            | G.P.I.                               |  | INSPECTION ACTIVITY          |        |
|   | 19                               |  |                   | B.P.                                 |  | INSPECTOR                    |        |
|   |                                  |  |                   | I.F.                                 |  | O.S.                         |        |
|   |                                  |  |                   | C/O                                  |  | TYPIST                       |        |
|   |                                  |  |                   |                                      |  | Rf                           |        |

|                    |             |            |            |                   |                |          |                   |               |     |
|--------------------|-------------|------------|------------|-------------------|----------------|----------|-------------------|---------------|-----|
| CASHIER'S USE ONLY | PLAN SHEET  | THROUGH    | NO. MONTHS | AFTER FEE IS PAID | PERMIT EXPIRES | ONE YEAR | AFTER FEE IS PAID | OR SIX MONTHS | AFT |
|                    | FEE IS PAID | 10-30-1970 | 12.35      |                   |                |          |                   |               |     |
|                    |             |            |            |                   |                |          |                   |               |     |
|                    |             |            |            |                   |                |          |                   |               |     |

STATEMENT OF RESPONSIBILITY

Permit for the construction of a retaining wall, 10-30-1970, LADBS

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



Singleton Estate | Los Angeles Historic-Cultural Monument Application

March 26, 2015

| 3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY  |                      |                              |                      |  |                         |           |                 |                |  |
|--|----------------------|------------------------------|----------------------|--|-------------------------|-----------|-----------------|----------------|--|
| CITY OF LOS ANGELES  |                      | DEPT. OF BUILDING AND SAFETY |                      |  |                         |           |                 | LADBS 4-113-70 |  |
| <b>INSTRUCTIONS: Applicant to Complete Numbered Items Only.</b>  |                      |                              |                      |  |                         |           |                 |                |  |
| 1. LEGAL DESCR.  | LOT                  | BLK.                         | TRACT                |  |                         |           | CENSUS TRACT    |                |  |
|  | 3,5 & Port. of lot 4 |                              | 8236                 |  |                         |           | 2621            |                |  |
| 2. PRESENT USE OF BUILDING   |                      |                              |                      | NEW USE OF BUILDING                      |                         |           | DIST. MAP       |                |  |
| (23 Retain. Wall)  |                      |                              |                      | ( ) Same & storage room                  |                         |           | 7141            |                |  |
| 3. JOB ADDRESS   |                      |                              |                      |  |                         |           | ZONE            |                |  |
| 384 Delfern  |                      |                              |                      |  |                         |           | R-1-1           |                |  |
| 4. BETWEEN CROSS STREETS   |                      |                              |                      |  |                         |           | FIRE DIST.      |                |  |
| N. Faring Rd. AND Baroda   |                      |                              |                      |  |                         |           | /               |                |  |
| 5. OWNER'S NAME  |                      |                              |                      |  | PHONE                   |           | LOT (TYPE)      |                |  |
| H.E. Singleton   |                      |                              |                      |  | 277 3311                |           | Int.            |                |  |
| 6. OWNER'S ADDRESS   |                      |                              |                      |  | CITY ZIP                |           | LOT SIZE        |                |  |
| 1901 Ave. of the Stars   |                      |                              |                      |  | LA                      |           | irreg.          |                |  |
| 7. ARCHITECT OR DESIGNER   |                      |                              |                      |  | STATE LICENSE No. PHONE |           | ALLEY           |                |  |
| Reyness Assoc.   |                      |                              |                      |  | C 1525 476 2022         |           | /               |                |  |
| 8. ENGINEER  |                      |                              |                      |  | STATE LICENSE No. PHONE |           | BLOG LINE       |                |  |
| /  |                      |                              |                      |  | /                       |           | /               |                |  |
| 9. CONTRACTOR  |                      |                              |                      |  | STATE LICENSE No. PHONE |           | AFFIDAVITS      |                |  |
| W.R. Johnson   |                      |                              |                      |  | 101927 390 3547         |           | /               |                |  |
| 10. LENDER   |                      |                              |                      |  | BRANCH ADDRESS          |           | /               |                |  |
| /  |                      |                              |                      |  | /                       |           | /               |                |  |
| 11. SIZE OF EXISTING BLDG.   |                      | STORIES                      | HEIGHT               | NO. OF EXISTING BUILDINGS ON LOT AND USE |                         |           |                 |                |  |
| LENGTH 30  | WIDTH 16             | 1                            |                      | 1  |                         |           |                 |                |  |
| 12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG  |                      | EXT WALLS                    | ROOF                 | FLOOR                                    |                         |           |                 |                |  |
| /  |                      | brick                        | sht. metal           | conc.                                    |                         |           |                 |                |  |
| 13. JOB ADDRESS  |                      |                              |                      |  |                         |           | DISTRICT OFFICE |                |  |
| 384 Delfern  |                      |                              |                      |  |                         |           | WLA             |                |  |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING   |                      |                              |                      |  |                         |           | GRADING         |                |  |
| \$ 1,000   |                      |                              |                      |  |                         |           | yes             |                |  |
| 15. NEW WORK (Describe)  |                      |                              |                      |  |                         |           | CRIT. SOIL      |                |  |
| Storage room Add.  |                      |                              |                      |  |                         |           | /               |                |  |
|  |                      |                              |                      |  |                         |           | HIGHWAY PED     |                |  |
|  |                      |                              |                      |  |                         |           | /               |                |  |
| NEW USE OF BUILDING  |                      |                              |                      | SIZE OF ADDITION                         | STORIES                 | HEIGHT    | FLOOD           |                |  |
| Storage room & same  |                      |                              |                      | 30 x 16' x 8'                            | 1                       | 8'        | /               |                |  |
| TYPE   | GROUP                | SPRINKLERS REQ'D SPECIFIED   | INSPECTION ACTIVITY  |  | CONS.                   |           |                 |                |  |
| I  | R-1                  |                              | POMB GEN MAJ S CONS  |  | /                       |           |                 |                |  |
| BLDG. AREA   | MAX. OCC.            | TOTAL                        | PLANS CHECKED        |  |                         | ZONED BY  |                 |                |  |
| 200  |                      |                              | /                    |  |                         | Stuart    |                 |                |  |
| DWELL. UNITS   | GUEST ROOMS          | PARKING SPACES               | REQ'D                | PROVIDED                                 | PLANS APPROVED          |           |                 | FILE WITH      |  |
|  |                      |                              |                      |  | /                       |           |                 |                |  |
| P.C. No.   | CONT. INSP.          |                              | APPLICATION APPROVED |  |                         | INSPECTOR |                 |                |  |
|  |                      |                              | /                    |  |                         | B         |                 |                |  |
| P.C.   | S.P.C.               | G.P.I.                       | B.P.                 | I.F.                                     | O.S.                    | C/O       | TYPIST          |                |  |
| 742  |                      |                              | 1150                 |  |                         |           | WMA             |                |  |
| PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED |                      |                              |                      |  |                         |           |                 |                |  |
| APR-26-71 03826 • 85377 • L - 6 CK 747<br>APR-26-71 03827 • 85377 • L - 2 CK 1150  |                      |                              |                      |  |                         |           |                 |                |  |

Permit for the construction of a storage room at the retaining wall, 4-26-1971, LADBS





ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators

Singleton Estate | Los Angeles Historic-Cultural Monument Application  
March 26, 2015

| 1. APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY   |           |          |       |             |  |             |        |                      |  |
|--|-----------|----------|-------|-------------|--|-------------|--------|----------------------|--|
| CITY OF LOS ANGELES  |           |          |       |             | DEPT. OF BUILDING AND SAFETY   |             |        |                      |  |
| INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.   |           |          |       |             |  |             |        |                      |  |
| 1. LEGAL DESCR.  | LOT       | BLK.     | TRACT | 8236        | CENSUS TRACT 2621  |             |        |                      |  |
| 2. PURPOSE OF BUILDING<br>23 Hobby Greenhouse  |           |          |       |             | DIST. MAP 7141   |             |        |                      |  |
| 3. JOB ADDRESS<br>384 Delfern Drive  |           |          |       |             | ZONE R-1-1   |             |        |                      |  |
| 4. BETWEEN CROSS STREETS<br>No. Faring and Baroda  |           |          |       |             | FIRE DIST MFD  |             |        |                      |  |
| 5. OWNER'S NAME<br>Dr. Henry Singleton   |           |          |       |             | LOT (TYPE) thru  |             |        |                      |  |
| 6. OWNER'S ADDRESS<br>384 Delfern Dr.,   |           |          |       |             | CITY ZIP L.A.  |             |        |                      |  |
| 7. ARCHITECT OR DESIGNER<br>LORD & BURMAN  |           |          |       |             | STATE LICENSE No. PHONE  |             |        |                      |  |
| 8. ENGINEER<br>William A. Roberts 13651  |           |          |       |             | STATE LICENSE No. PHONE (914) 591-8800   |             |        |                      |  |
| 9. CONTRACTOR<br>Owner   |           |          |       |             | STATE LICENSE No. PHONE  |             |        |                      |  |
| 10. LENDER<br>NONE   |           |          |       |             | BRANCH ADDRESS   |             |        |                      |  |
| 11. SIZE OF NEW BLDG<br>43' x 16'  |           |          |       |             | STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE<br>1 15' 1-Dwlg. & Att. Gar. |             |        |                      |  |
| 12. MATERIAL OF CONSTRUCTION<br>Alum. & glass  |           |          |       |             | EXT. WALLS ROOF FLOOR<br>Same Dirt   |             |        |                      |  |
| 13. JOB ADDRESS<br>384 Delfern Drive   |           |          |       |             | DISTRICT OFFICE WIA  |             |        |                      |  |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING<br>\$ 20,000.00   |           |          |       |             | GRADING CRIT. SOIL<br>Yes  |             |        |                      |  |
| PURPOSE OF BUILDING<br>Greenhouse  |           |          |       |             | INSPECTION ACTIVITY<br>CONSTR. MAJ. S. CONS  |             |        |                      |  |
| TYPE IV  |           |          |       |             | GROUP STORIES  |             |        |                      |  |
| BLOG. AREA 6084'   |           |          |       |             | MAX OCC. TOTAL PLANS PROVIDED  |             |        |                      |  |
| DWELL. UNITS   |           |          |       |             | GUEST ROOMS PARKING SPACES   |             |        |                      |  |
| SPRINKLERS REQ'D SPECIFIED   |           |          |       |             | CONT. INSP. NOT REQ'D  |             |        |                      |  |
| P.C. No. A46239  |           |          |       |             | INSPECTOR B-   |             |        |                      |  |
| P.C. 69.22   |           | S.P.C. 1 |       | G.P. 108.00 |  | B.P. 106.50 |        | I.F. O.S. C/O TYPIST |  |
| PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED |           |          |       |             |  |             |        |                      |  |
| 3. USE ONLY  | AUG-13-71 |          | 11244 |             | L - 6 CK   |             | 69.22  |                      |  |
|  | OCT--6-71 |          | 15096 |             | K - 9 CK   |             | 8.00   |                      |  |
|  | OCT--6-71 |          | 15097 |             | K - 2 CK   |             | 106.50 |                      |  |

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  
This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize

Permit for the construction of a greenhouse, 10-6-1971, LADBS

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators

Singleton Estate | Los Angeles Historic-Cultural Monument Application  
March 26, 2015

|  |                |  |                         |  |                                    |                               |
|--|----------------|--|-------------------------|--|------------------------------------|-------------------------------|
| 1. LOT NO. <b>384</b>  |                | of lot <b>4</b>  |                         | BLK. <b>8236</b>                               | TRAC. <b>8621</b>                  | SECTION <b>7141</b>           |
| 2. PURPOSE OF BUILDING<br><b>(29) Lake Equipment Room 4'</b>                 |                |  |                         |  |                                    | DIST. MAP                     |
| 3. JOB ADDRESS<br><b>384 Delfern</b>   |                |  |                         |  |                                    | ZONE<br><b>R 1-1</b>          |
| 4. BETWEEN CROSS STREETS<br><b>N. Faring Rd. AND Baroda</b>                  |                |  |                         |  |                                    | FIRE DIST.<br><b>1MFD</b>     |
| 5. OWNER'S NAME<br><b>Dr. Henry Singleton</b>                                |                |  |                         | PHONE<br><b>277-3311</b>                       | LOT (TYPE)<br><b>int</b>           |                               |
| 6. OWNER'S ADDRESS<br><b>Same</b>  |                |  |                         | CITY   | ZIP                                | LOT SIZE<br><b>Irreg.</b>     |
| 7. ARCHITECT OR DESIGNER<br><b>Phil Shipley, Landscape Archt.</b>            |                |  |                         | STATE LICENSE No.<br><b>465</b>                | PHONE<br><b>472-7885</b>           | ALLEY                         |
| 8. ENGINEER<br><b>V. K. Kelly &amp; Assoc.</b>                               |                |  |                         | STATE LICENSE No.<br><b>12594</b>              | PHONE<br><b>828-3431</b>           |                               |
| 9. CONTRACTOR<br><b>Ben F. Smith Inc.</b>                                    |                |  |                         | STATE LICENSE No.<br><b>88526</b>              | PHONE<br><b>686-1313</b>           | BLDG. LINE                    |
| 10. LENDER   |                | BRANCH   |                         | ADDRESS  |                                    | AFFIDAVITS<br><b>BF</b>       |
| 11. SIZE OF NEW BLDG.  |                | STORIES  | HEIGHT                  | NO. OF EXISTING BUILDINGS ON LOT AND USE       |                                    |                               |
| LENGTH <b>20</b>   | WIDTH <b>9</b> | <b>1</b>   | <b>10</b>               | <b>2-dwly &amp; off. gar. &amp; Acc. Bldg.</b> |                                    |                               |
| 12. MATERIAL OF CONSTRUCTION   |                | EXT. WALLS   | ROOF                    | FLOOR  |                                    |                               |
| 13. JOB ADDRESS<br><b>384 Delfern</b>  |                | 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING<br><b>\$ 1460, 1800</b> |                         |  |                                    | DISTRICT OFFICE<br><b>WLA</b> |
| PURPOSE OF BUILDING<br><b>Pool Equipment Room 4'</b>                         |                |  |                         |  |                                    | GRADING<br><b>yes</b>         |
| TYPE <b>RE</b> GROUP <b>R-1</b> STORIES <b>1</b> PLANS CHECKED <b>Stuart</b> |                |  |                         |  |                                    | CRIT. SOIL                    |
| BLDG. AREA <b>100</b> MAX. OCC. TOTAL PLANS APPROVED <b>Stuart</b>           |                |  |                         |  |                                    | HIGHWAY DED.                  |
| DWELL. UNITS <b>1-ex</b>   |                | GUEST ROOMS <b>0</b>   | PARKING SPACES <b>0</b> | REQ'D PROVIDED <b>MC</b>                       | APPLICATION APPROVED <b>Stuart</b> |                               |
| SPRINKLERS REQ'D SPECIFIED   |                | CONT. INSP.  |                         | INSPECTION ACTIVITY                            |                                    | ZONED BY<br><b>Mitsch</b>     |
| P.C. No.   |                | E 6505   |                         | COMB   | GEN                                | MAJ. S.                       |
| P.C. <b>1007</b>   |                | S.P.C. <b>03</b>   | G.P.I. <b>8500</b>      | B.P. <b>1550</b>                               | I.F.                               | O.S.                          |
| CASHIER'S USE ONLY   |                | NOV-19-71 18790  |                         | K - 6 CK                                       |                                    | 10.07                         |
| DEC-21-71  |                | 20802  | • 88632                 | L - 6 CS                                       |                                    | 2.93                          |
| DEC-21-71  |                | 20803  | • 88632                 | L - 9 CK                                       |                                    | 8.00                          |
| DEC-21-71  |                | 20804  | • 88632                 | L - 2 CK                                       |                                    | 15.50                         |

STATEMENT OF PERMIT  
Permit for the construction of a pool equipment room, 12-21-1971, LADBS





ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



Singleton Estate | Los Angeles Historic-Cultural Monument Application

March 26, 2015

THOMAS D. CHURCH AND ASSOCIATES  
LANDSCAPE ARCHITECTS  
402 JACKSON STREET  
SAN FRANCISCO 94111

FIELD SUPERVISION REPORT

JOB: Dr. and Mrs. Singleton  
DATE: March 31, 1971

PRESENT:

PAGE #2.

4. For all terrace paving consider the herring bone turned parallel to the house. Color of the mortar joints to be determined after seeing samples.

5. Look at samples of a possible sand-blasted surface on the tall columns.

6. Winding paths through lawn and ground cover areas to be asphaltic concrete. It will look too black when first installed but will weather to the point where it will make no statement.

7. Consider low (6") and wide (16") curls of the black brick around the inside of the four Magnolia pockets in the forecourt.

c.c. Wallace Neff  
Phil Shipley

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



Singleton Estate | Los Angeles Historic-Cultural Monument Application

March 26, 2015

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16 September, 1971.

Dr. Henry E. Singleton  
15000 Mulholland Drive  
Los Angeles, California, 90024.

Dear Dr. Singleton:

I had a very good conference with Phil Shipley yesterday. He showed me snapshots of the progress to date and I was pleased with the terraces, balustrade and the tree planting to date.

I suggested that the avenue of trees along the entrance drive might be postponed until other work is farther along and see if they are really needed. Perhaps the introduction of several more olives will complete the picture.

In the pool area I suggested the possible elimination of several features which I felt overloaded the restricted space. Subject to your comment I felt the substitution of underwater seats in place of the six fountain jets would be calmer, and that the columns are not needed and distract one's eye from the major column motif at the loggia. In their place I'd like to see the low brick seat wall continued around that side of the pool. Phil will show you these ideas on the plan.

If you have any questions, let me know.

Sincerely,

Thomas D. Church.

cc: Mr. Phil Shipley  
Mr. Wallace Neff.



ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



Singleton Estate | Los Angeles Historic-Cultural Monument Application

March 26, 2015

THOMAS D. CHURCH AND ASSOCIATES  
LANDSCAPE ARCHITECTS  
402 JACKSON STREET  
SAN FRANCISCO 94111

FIELD SUPERVISION REPORT

JOB Dr. and Mrs. Singleton

DATE 16 November, 1971

PRESENT: Dr. and Mrs. Singleton, Wallace Neff, Phil Shipley.

The following items were discussed for consideration by all parties.

1. Extending the brick work in the forecourt to widen the access at the house partice, and fill in the strip around the fountain. Softening of the composition will come by planting Hibertia on the fountain wall, adding four Pittosporum tobira variegata, and planting Bougainvillea over the top of the wall.

2. The fountain will be lined with a blue-green tile as selected and will have three jets. Future fountains or sculpture is a possibility here.

3. No more large trees seem to be needed. This will be reviewed when the present scheme is completed.

4. Various designs were discussed for the swimming pool. Shipley will prepare final drawings based on the decisions made.

- Tile will be gray 3/4" Italian tile as per sample selected.
- Plant boxes will be 6" above pool grade.
- Underwater seats will be on both sides of the pool. The one in the alcove will be wider - say 24".
- The Singletons will look at samples of coarse sand MOSAI as a possible paving material around the pool. Brick or concrete bands could be used for borders and for the coping of the pool. 1/4" brass strips would be used between brick and terrazzo and 1/8" strips in the pattern in the terrazzo.
- It was agreed that some feeling of structural enclosure at the service side was needed, (Wallace wasn't sure).
- What brick is to be painted white and what is natural will be a later decision.

Dr. Singleton will call another meeting at a later date if there are points to be discussed.