Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

HEARING DATE:	July 16, 2015	Location: 384 Delfern Drive
TIME:	10:00 AM	Council District: 5
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	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(S): Holmby Hills Premier Estate, LLC
c/o Andrew Labi
1100 Alta Loma Road, Unit 17 B
Los Angeles, CA 90069

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West 6th 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. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Singleton Estate “is identified with historic personages or with important events in the main currents of national, State or local history.” Dr. Henry E. Singleton, the co-founder and former CEO of Telednye, Inc. one of the country’s largest conglomerates, commissioned and was involved in the building of the estate, which served as his personal residence for almost thirty years.

- The Singleton Estate "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction.” The property embodies the French Revival style and applies the character-defining features of the style in an opulent and stately manner.

- The Singleton Estate is “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.” The mansion was one of the final large-scale projects of master architect Wallace Neff and the intact grounds were designed by noted landscape architects Thomas Church and Philip Shipley.

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.

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:

- Ojai Valley Country Club (1923), Ojai, CA
- Petitfils Residence (1926), Los Angeles, CA, HCM# 916
- Robert F. Garner, Jr. House (1938), San Marino, CA
- 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.

DISCUSSION

The Singleton Estate successfully meets three of the Historic-Cultural Monument criteria. The property "is identified with historic personages or with important events in the main currents of national, state, or local history." The Singleton Estate was commissioned by Dr. Henry E. Singleton as his personal residence. In 1960 Dr. Singleton co-founded Teledyne, Inc., a large conglomerate that specialized in the aviation and defense industries. At its peak, Teledyne, Inc. had a revenue of $5 billion. Dr. Singleton was instrumental in the company's financial success and served as CEO from 1960 until 1986. He was the first to use many strategies that were bold for the time, but are common practice today, such as buying company shares back from stockholders in order to increase share value. Singleton lived at the subject property during the majority of his career (he did not retire until 1991) and he resided there for almost 30 years, until his death in 1999.

The Singleton Estate also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction." The property is an excellent example of the French Revival style applied on a grand residential scale. The mansion's horizontal orientation, loose symmetry, steeply-pitched roof, slender chimneys, brick cladding, French doors and dormers are all reflective of the style. Though this style was most popular in the 1920s and 1930s, the Singleton Estate demonstrates the application of the style in a later period and in a luxurious and large scale way. The house integrates seamlessly with the tennis courts, pool, rolling hills, and landscaping of the seven-acre parcel in which it is situated. The design of the house was influenced by one of Wallace Neff's earlier French Revival commissions built for Joan Bennett in 1938 at 515 S. Mapleton Drive. The Singletons originally wanted to purchase the house, but negotiations fell through and they commissioned Neff to build them a similar house that was more monumental.

The Singleton Estate is the significant work of renowned architect Wallace Neff and landscape architects Thomas Church and Philip Shipley, meeting the criterion of being "a notable work of a master builder, designer or architect whose individual genius influenced his or her age." The Singleton Estate was one of Wallace Neff's final major projects and he was involved in all aspects of the design from finding mature shade trees for the gardens to selecting terra-cotta urns for the terrace. The design of the residence is unaltered and retains integrity in that the character-defining features are intact and Neff's design remains in its original state.

The large expanse of gardens, including the terrace, pool, tennis courts, and pond, also remain intact and are an excellent example of the collaborative work of noted landscape architects

Thomas Church and Philip Shipley. Church is known as the pioneer of modern landscape architecture and the "California Style" which moved away from the traditional formality of single vantage point gardens. Church created more informal and relaxed plans with multiple vantage points. He designed over 2,000 private gardens in California and throughout the country. Shipley was known for his simple but unusual landscapes and worked on many residential gardens of the wealthy and famous including Richard Nixon and Walt Disney. He also developed landscape plans for institutional and commercial clients such as Universal Studios and the Jet Propulsion Laboratory campus. Working together on the Singleton Estate over a period of two years, Church and Shipley designed the forecourt, terrace, gardens, swimming pool and paved walkways. Several tactics were used to create livable outdoor spaces, maximize view corridors, and create gardens compatible with the design of the house. Church and Shipley, each bringing their individual expertise, together created the ideal setting for Neff's French Revival mansion.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings*."

The designation of the Singleton Estate as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2015-1449-CE was prepared on June 26, 2015.

BACKGROUND

On May 12, 2015 the Cultural Heritage Commission voted to take the property under consideration.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	5

PROJECT TITLE	LOG REFERENCE
✖ Singleton Estate Historic-Cultural Monument	ENV-2015-1449-CE CHC-2015-1448-HCM

PROJECT LOCATION
✖ 384 Delfern Drive, Los Angeles, CA 90077

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
✖ Designation of the Singleton Estate as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
✖

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
✖ Shannon Ryan	✖ 213	✖ 978-1192	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
☐	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
☐	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
☐	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
✔	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **8 & 31** Category _____ (City CEQA Guidelines)

☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the Singleton Estate as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
[signature]	City Planning Associate	6/26/15

FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

✖ _____
NAME (PRINTED)

✖ _____
SIGNATURE

✖ _____
DATE

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-1448-HCM
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HEARING DATE:	May 12, 2015	Location: 384 Delfern Drive
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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 6th 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:

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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

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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.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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: ● Building	Structure	Object	Site/Open Space	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 ● Factual 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? ● Yes	No (explain in section 7)	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 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 distinguising 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 attech 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	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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
2. ✓ Written Statements A and B
3. ✓ Bibliography
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: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. Additional, Contemporary Photos
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.	
✓	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.
✓	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.
✓	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

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 Defern 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.[1] 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).[2]

[1] 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.
[2] 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.[3] 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.[4] Enhancements to the tract included the installation of ornamental street lamps, underground utilities, paved concrete streets and a large public park.[5] Residences, the majority designed by noted architects, were said to have cost between $25,000 and $100,000 each.[6] 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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[3] 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.
[4] "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.
[5] "Boulevard Paving to Aid Tract: Letting Highway Contract Will Assist Improvement of Holmby Hills," *Los Angeles Times*, 27 December 1925, E10.
[6] "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.[7] 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.[8]

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.[9] 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.[10] 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.[11]

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.[12] In August of 1999, Henry Singleton died at his Holmby Hills home.[13] 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.[14] Although popular throughout

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[7] United States Census, 1920.
[8] William N. Thorndike, Jr., "An Unconventional Conglomerateur: Henry Singleton and Teledyne," *Journal of Applied Corporate Finance*, 26 no. 4 (2014): 81.
[9] Thorndike, Jr., 82.
[10] "Henry Singleton, Teledyne Co-founder," *Milwaukee Journal Sentinel*, 4 September 1999, 4.
[11] Thorndike, Jr., 84-86.
[12] Clark, *Wallace Neff: Architect of California's Golden Age*, 219.
[13] Andrew Pollack, "Henry E. Singleton, a Founder of Teledyne, Is Dead at 82," *New York Times*, 3 September 1999.
[14] 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 a 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.[15] 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.[16]

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.[17] 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

[15] 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.
[16] Diane Kanner, "Wallace Neff: Architect to the Stars" (master's thesis, University of Southern California, 1996), 55.
[17] 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.[18]

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.[19] 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.[20]

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.[21]

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.[22] 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.[23]

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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[18] Clark, *Wallace Neff: Architect of California's Golden Age*, 25.
[19] Diane Kanner, *Wallace Neff and the Grand Houses of the Golden State* (New York: Monacelli Press, 2005), 73.
[20] Clark, *Wallace Neff: Architect of California's Golden Age*, 24.
[21] Clark, *Wallace Neff: Architect of California's Golden Age*, 26-27.
[22] Clark, *Wallace Neff: Architect of California's Golden Age*, 28.
[23] 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 Loyal University, and in 1950, he was chosen to design a gymnasium and an addition to the student union at the Pomona College in Claremont.[24] 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."[25] 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.[26]

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.[27] Dr. and Mrs. Singleton had initially attempted to buy Neff's house he had designed for Joan Bennett in 1938; however, negotiations fell through.[28] 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.[29] Church, known to be the pioneer of modern

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[24] Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 202.
[25] 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.
[26] Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 202.
[27] Clark, *Wallace Neff: Architect of California's Golden Age*, 30.
[28] Kanner, *Wallace Neff and the Grand Houses of the Golden State*, 219.
[29] "He Changed the Landscape," Stanford Alumni, Stanford University, 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.[30]

Philip A. Shipley was born in 1913 in Santa Paula, California, to warehouse broker Frank H. Shipley and Eliza Shipley.[31] 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.[32]

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.[33] 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.[34] 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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[30] "Architect, College Planner Thomas Church, 76, Dies," *Los Angeles Times*, 1 September 1978, F4.
[31] United States Census, 1920.
[32] "Philip A. Shipley; Did Landscape Design for Presidents, Celebrities," *Los Angeles Times*, 3 August 2001.
[33] Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton, 1970-1973.
[34] Thomas D. Church, *Gardens are for People*, preface and forward by Grace Hall and Michael Laurie, 3rd 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."[35] 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.

[35] 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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Singleton Estate| Los Angeles Historic-Cultural Monument Application

March 26, 2015

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

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

Forecourt (source: www.delfern.com/mls/)

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

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

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

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

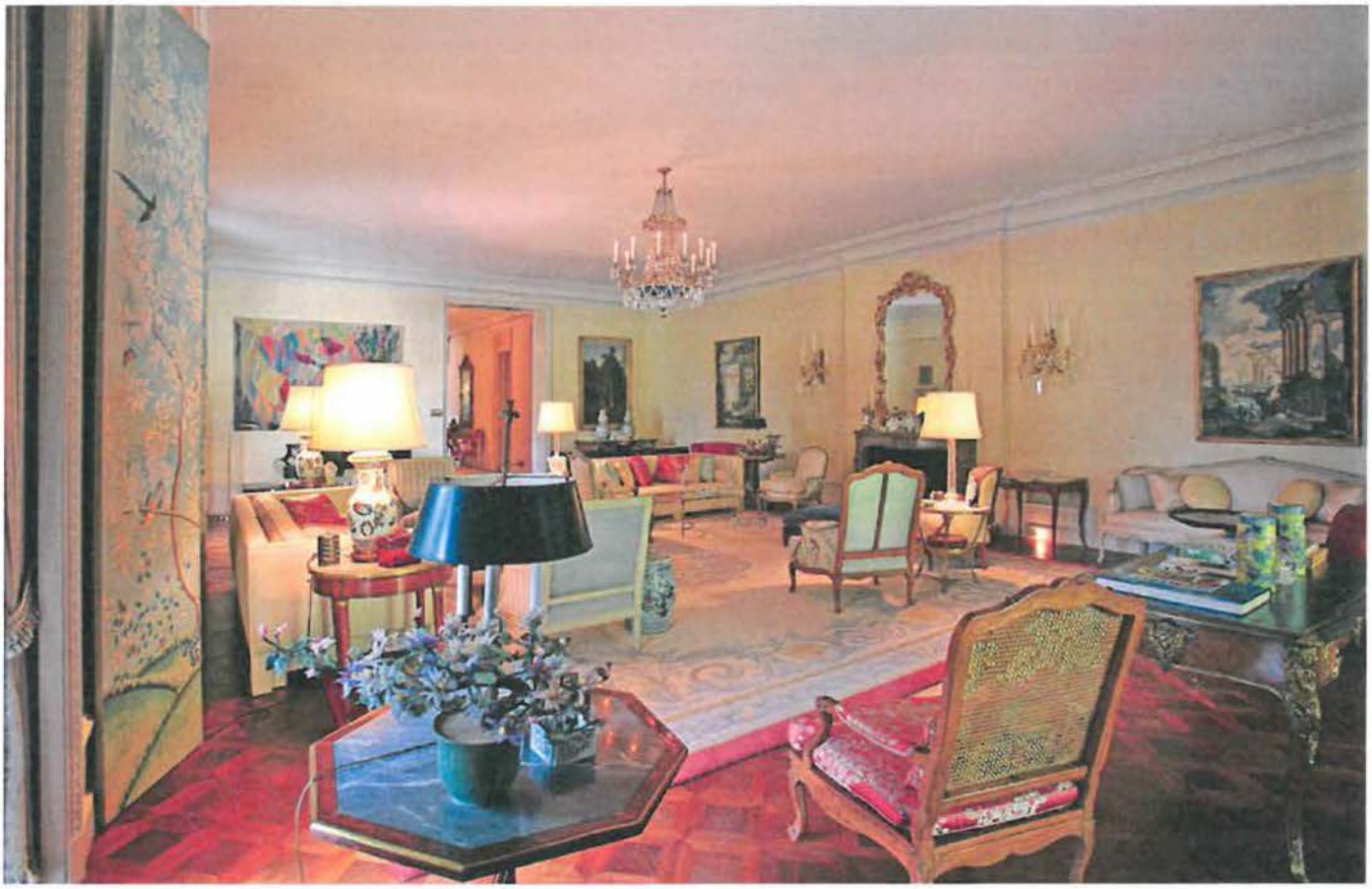
Tennis courts (source: www.delfern.com/mls/)

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

Greenhouse (source: www.delfern.com/mls/)

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

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



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

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
	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
	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

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(*) - 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

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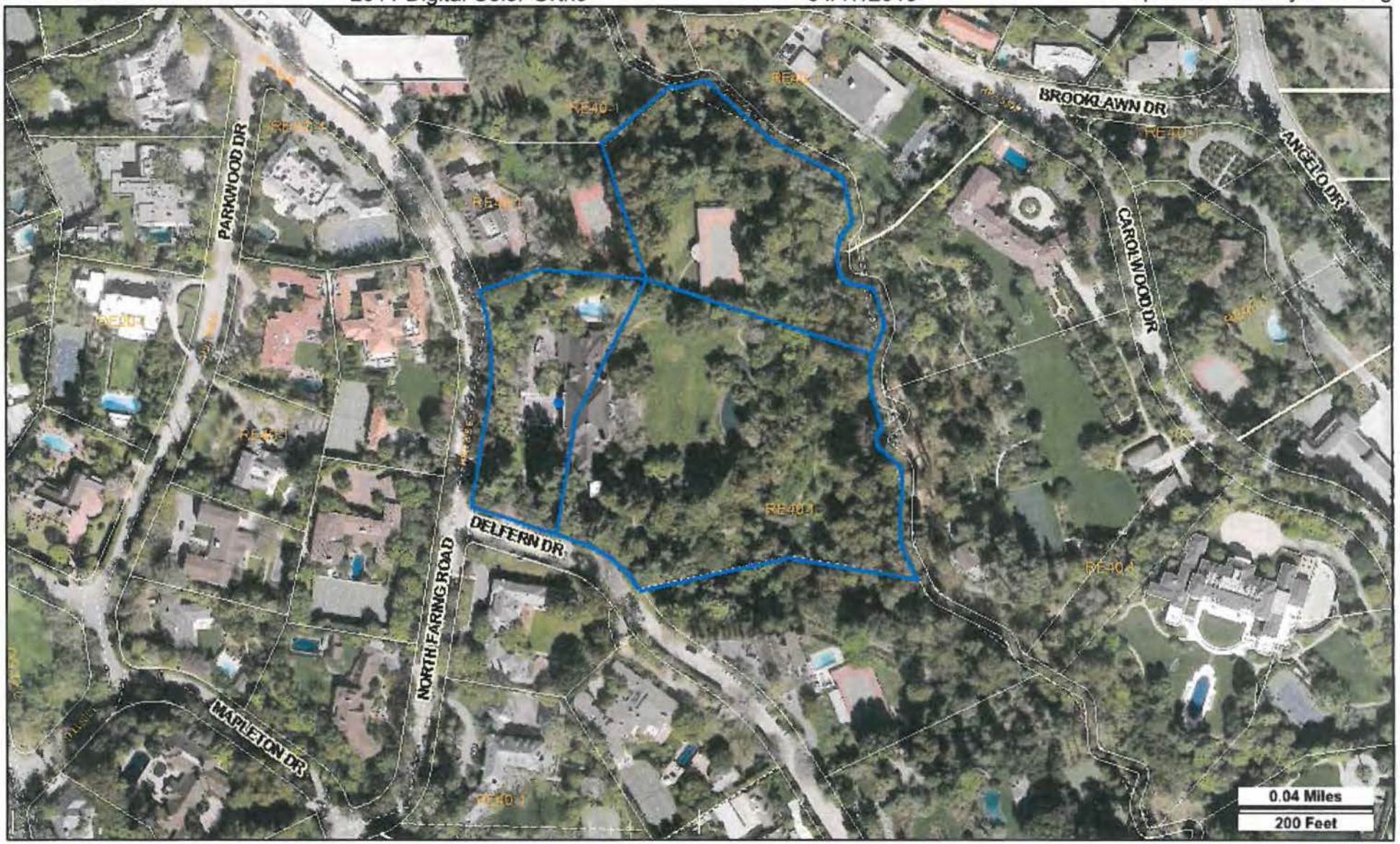
ZIMAS INTRANET

2011 Digital Color-Ortho

04/17/2015

City of Los Angeles
Department of City Planning



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

Streets Copyright (c) Thomas Brothers Maps, Inc.

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

COASTAL ZONES

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

OTHER SYMBOLS

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

City of Los Angeles
Department of City Planning

4/17/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
384 N NORTH FARING ROAD
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418 N NORTH FARING ROAD
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ZIP CODES
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RECENT ACTIVITY
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ORD-167564-SA3220
YD-16620-YV
CFG-2000

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Map Reference	M B 112-94/97
Block	None
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Map Sheet	141B153
	141B157
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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
	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

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500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
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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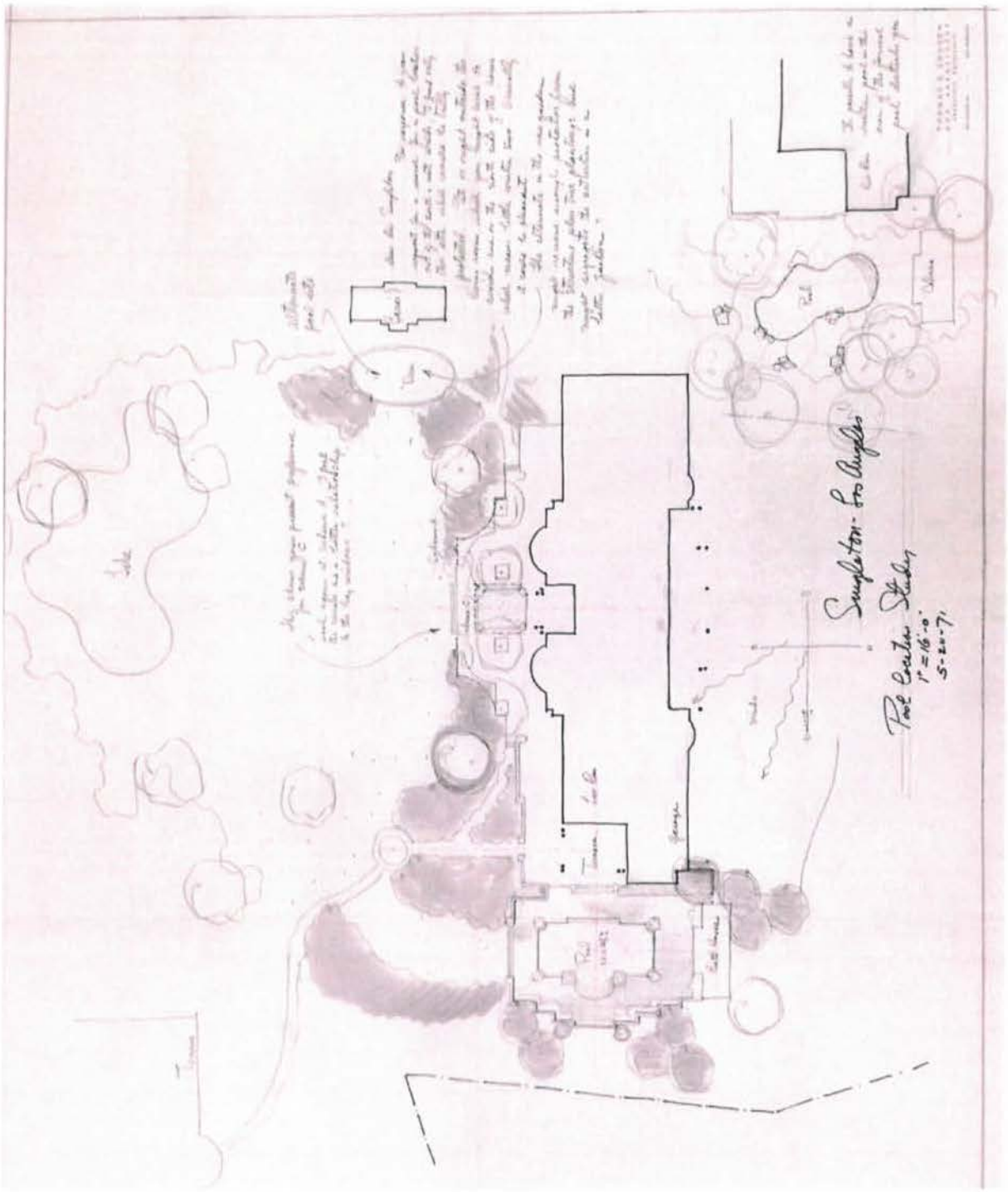
Singleton Estate| Los Angeles Historic-Cultural Monument Application

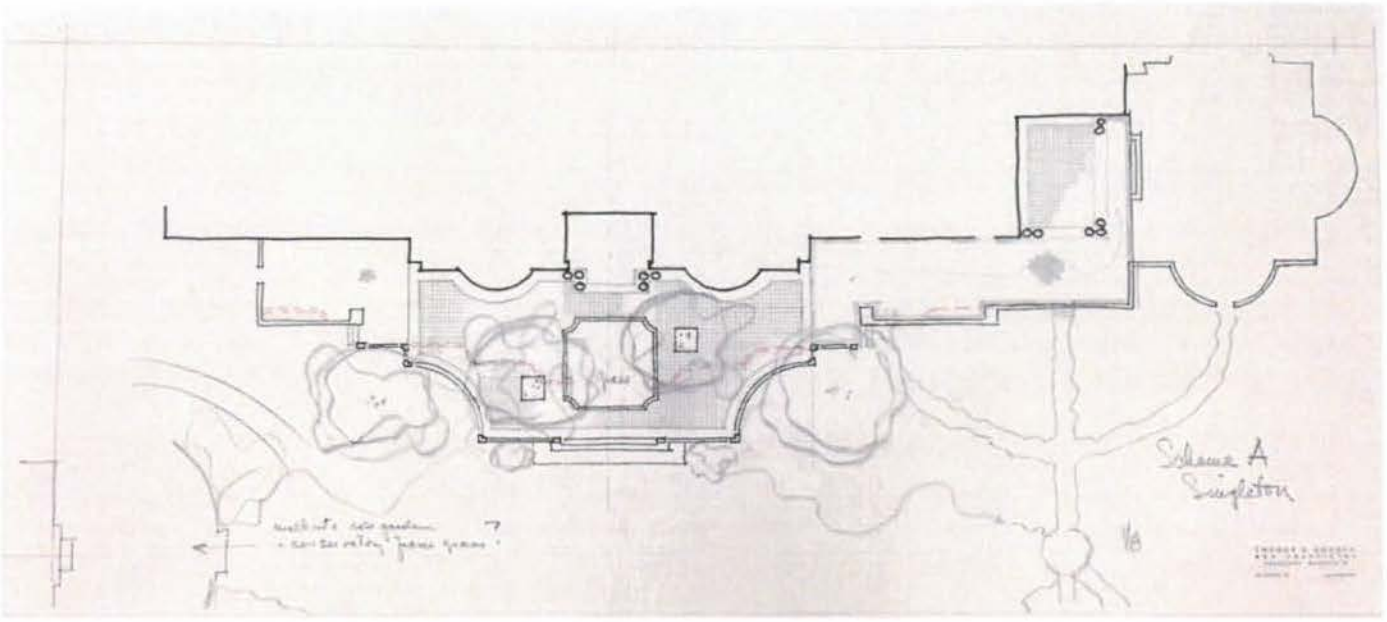
March 26, 2015

Items Attached

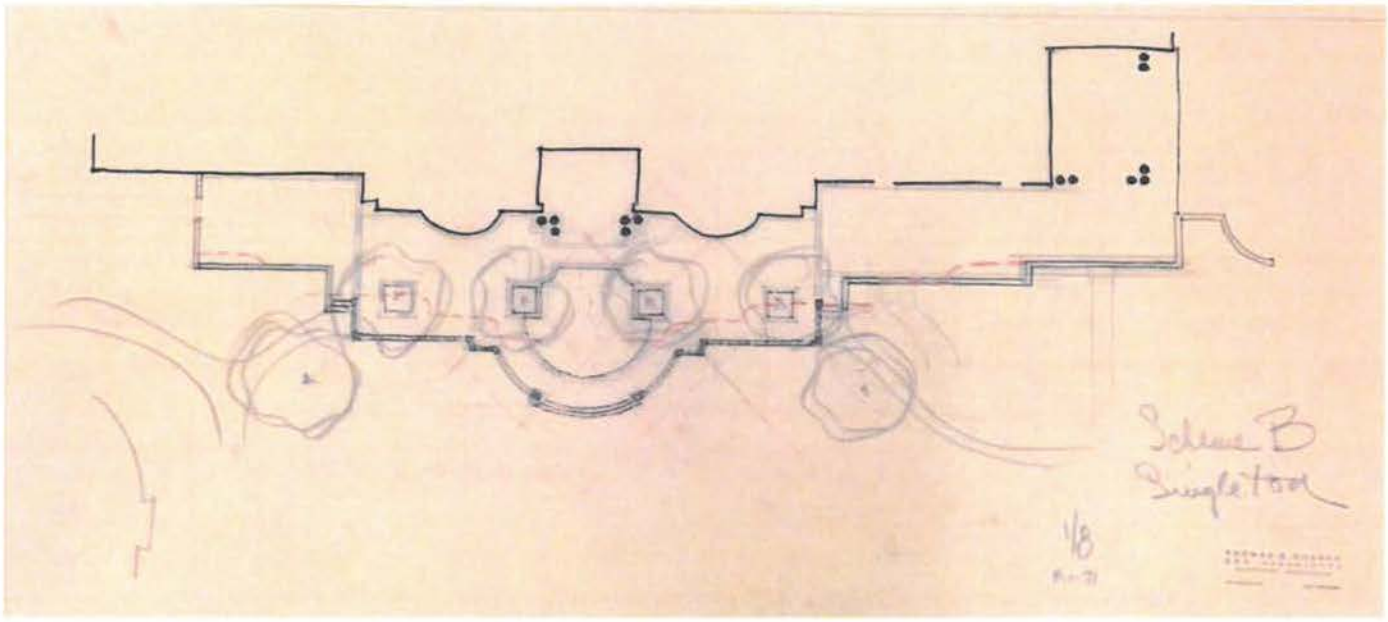
01 Los Angeles Department of Building and Safety permits
02 Correspondence regarding the landscape design of the estate
03 Thomas Church landscape drawings
04 Historic Photos, Singleton Estate during construction
05 Existing Conditions Photos



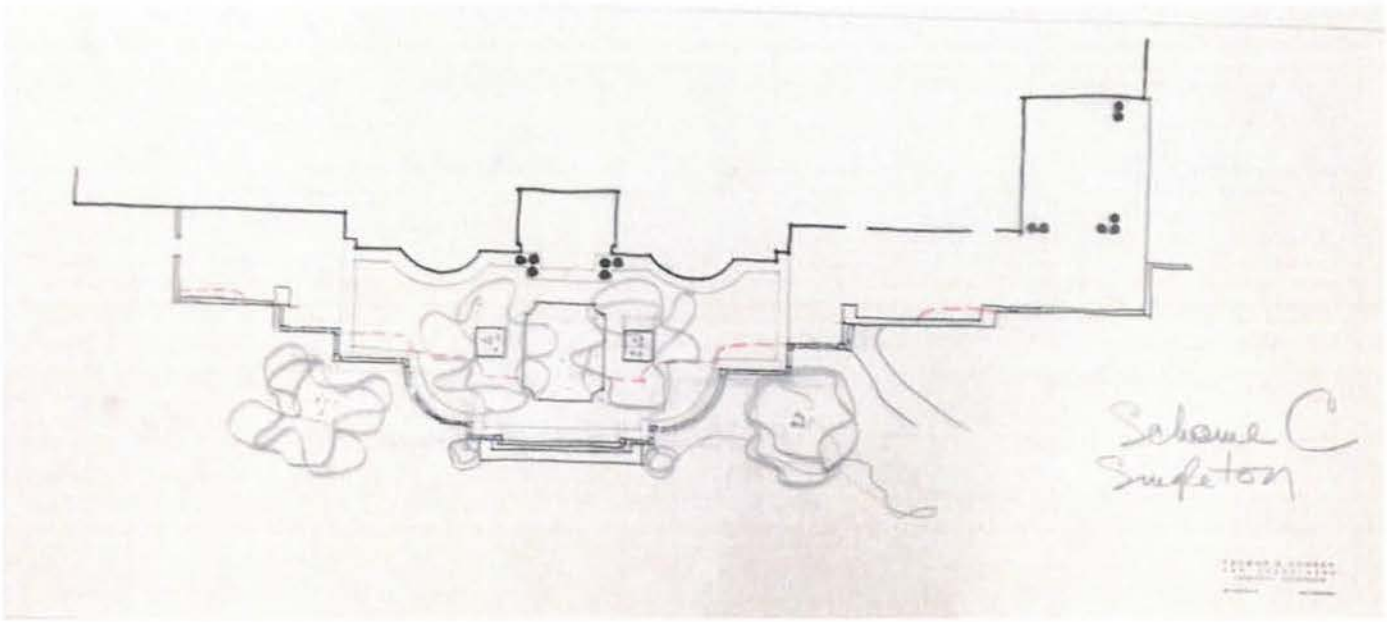
Pool Location Study, Thomas Church, 5-20-1971, courtesy of UC Berkeley Environmental Design Archives



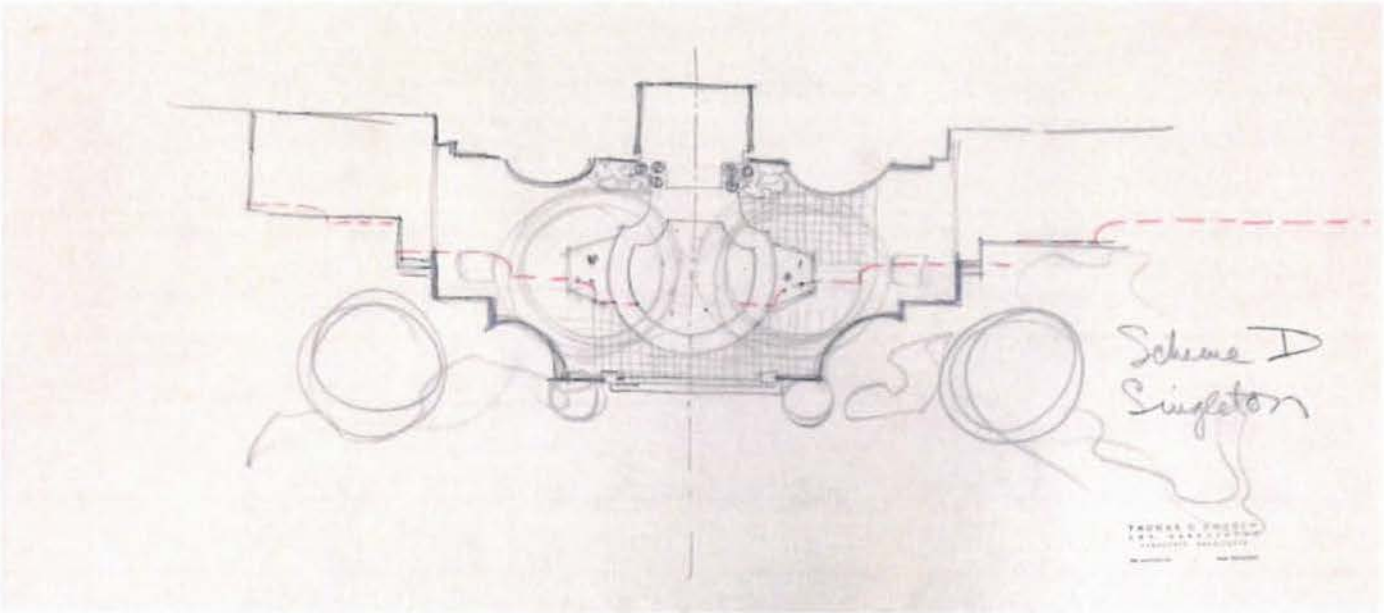
Drawing, Brick Terrace, Scheme A, Thomas Church, 4-1-1971, courtesy of UC Berkeley Environmental Design Archives



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

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

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

1. LEGAL DESCR	LOT 3,5&Portion of lot 4 / BLK / TRACT 8236	CENSUS TRACT 2621
2. PURPOSE OF BUILDING	01 1 fam. dwlg. & att gar	DIST MAP 7141
3. JOB ADDRESS	(B/c) ~~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 Los Angeles CITY ZIP	LOT SIZE irreg.
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	ALLEY /
9. CONTRACTOR	Walter R. Johnson STATE LICENSE No 101927 PHONE 390-3547	BLDG LINE
10. LENDER	BRANCH ADDRESS	AFFIDAVITS /
11. SIZE OF NEW BLDG	64 x 210 STORIES 2 HEIGHT 48 NO OF EXISTING BUILDINGS ON LOT AND USE none	/ BF692906
12. MATERIAL OF CONSTRUCTION	EXT WALLS brick ROOF veneer FLOOR tile wd/conc	
1 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	1-family dwlg & att gar	INSPECTION ACTIVITY COMB GEN MAJ S CONS
TYPE V	GROUP R-1 STORIES 2	PLANS CHECKED Stuart
BLDG AREA 12300	MAX OCC — TOTAL —	PLANS APPROVED Stuart
DWELL UNITS 1	GUEST ROOMS 0 PARKING SPACES REQ'D 2 PROVIDED 4	APPLICATION APPROVED Stuart
SPRINKLERS REQ'D SPECIFIED —	CONT INSP	
P.O. SEP 17 69	123W AA4853	
P.C. 408 98	S.P.C. 175 96 G.P.I. 5.50 B.P. 899 91 I.F. O.S. C/O	TYPIST cm

HIGHWAY DED /
FLOOD /
CONS /
ZONED BY Pappas
FILE WITH
INSPECTOR I

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

[illegible]

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

CITY OF LOS ANGELES — AND FOR CERTIFICATE OF OCCUPANCY

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

1. LEGAL DESCR. LOT 3.5 portion of lot 4	BLK.	TRACT 8236	CENSUS TRACT 2621
2. PRESENT USE OF BUILDING 1 Fam. Dwlg & att. gar.	NEW USE OF BUILDING ( ) Same		DIST. MAP 7141
3. JOB ADDRESS 384 Delfern Drive			ZONE R-1-1
4. BETWEEN CROSS STREETS N. Faring Road 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, Los Angeles	CITY ZIP		LOT SIZE Irreg.
7. ARCHITECT OR DESIGNER Wallace Neff 1119	STATE LICENSE No. HO 47318	PHONE	
8. ENGINEER Wm. M. Taggart 297	STATE LICENSE No. DU 30216	PHONE	ALLEY /
9. CONTRACTOR Walter R. Johnson 101927	STATE LICENSE No. 390-3547	PHONE	BLDG. LINE /
10. LENDER Owner	BRANCH	ADDRESS	AFFIDAVITS BF 692906
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.	EXT. WALLS Brick veneer	ROOF Tile	FLOOR WD. conc.
3 13. JOB ADDRESS 384 Delfern Drive			DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 5000 PC. 101 BP			GRADING Yes
15. NEW WORK: (Describe) Additional fireplace in dining room Interior			CRIT. SOIL /
			HIGHWAY DED. /
NEW USE OF BUILDING Same	SIZE OF ADDITION —	STORIES — HEIGHT —	FLOOD /
TYPE V	GROUP R-1	SPRINKLERS REQ'D SPECIFIED —	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS	CONS. /
BLDG. AREA MC	MAX. OCC. TOTAL MC	PLANS CHECKED [signature]	ZONED BY Mx Stuart
DWELL. UNITS	GUEST ROOMS	PARKING SPACES REQ'D PROVIDED	PLANS APPROVED [signature]	FILE WITH 79123/70
P.C. No.	CONT. INSP	APPLICATION APPROVED [signature]	INSPECTOR B

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
15.73	—	—	2.20				ci

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 ... 42 W

JUL-29-70	13194	P — 6 CK	15.73
JUL-29-70	13195	P — 2 CK	2.20

STATEMENT OF RESPONSIBILITY

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 ...

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

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — D&S P-1—R10-69 — RW-1

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

1. LEGAL DESCR. LOT 3,5 & 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	TR TYPE Int.
6. OWNER'S ADDRESS 1901 Ave. of the Stars CITY L.A. ZIP	TR SIZE Irreg.
7. ARCHITECT OR DESIGNER Phil Shipley, Landscp.Architect STATE LICENSE NO. 465 PHONE 472-7885	
8. ENGINEER V. K. Kelly & Assoc. STATE LICENSE NO. 12494 PHONE 828-3431	ALLEY /
9. CONTRACTOR Ben F. Smith, Inc. STATE LICENSE NO. 88526 PHONE 686-1313	FLOOR AREA /
10. LENDER OWNER ADDRESS	APPLICATION NO. YC 16620 DF692906
11. SIZE OF NEW BLDG. 235 HEIGHT IN FEET 6' MAX NO. OF EXISTING BLDGS ON LOT AND USE 1-Dwell. & Att. Gar.	
12. MATERIAL OF CONSTRUCTION / NO. OF WALLS Brick NO. OF FLOOR	
13. JOB ADDRESS 384 Delfern	DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL WORK INCLUDING PLUMBING, ELECTRICAL, EQUIPMENT AND OTHER WORK TO BE PERFORMED AND USE PROPOSED $2,500	GRADING Yes
	CRIT. SOIL /
PURPOSE OF BUILDING RET. WALL	HIGHWAY DED /
TYPE GROUP Misc STORIES PLANS CHECKED	FLOOD /
BLDG. AREA MAX. ALLOW TOTAL FIRE AREA APPROVED 235 SQ FT	SLOPE /
DWELL UNITS GUEST ROOMS PARKING SPACES PROVIDED DEVIATION APPROVED	ZONED BY Pappas
SPRINKLERS REQ'D SPECIFIED CONTINUED	FILE PATH
P.B. NO. 30 U 33 83W E-4101	INSPECTION AUTHORITY: SMB GEN MA. S CONS — INSPECTOR
P.C. 12 3- S.P.C. G.P.I. B.P. 19 — I F O.S. C/O	TYPIST rg

PLAN CHECK FEE IS PAID UPON SUBMITTAL OF PLANS. PERMIT FEE IS PAID UPON ISSUANCE. IF PERMIT IS NOT ISSUED WITHIN ONE YEAR AFTER DATE OF PLAN CHECK FEE PAYMENT, OR WITHIN SIX MONTHS AFTER ISSUANCE OF PERMIT, ALL FEES ARE FORFEITED.

CASHIER'S USE ONLY

OCT-30 12.
OCT-30 19.

STATEMENT OF RESPONSIBILITY

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

3 CITY OF LOS ANGELES — **APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY** — DEPT. OF BUILDING AND SAFETY — A-B-1

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT 3,5 & Port. of lot 4	BLK. TRACT 8236	CENSUS TRACT 2621
2. PRESENT USE OF BUILDING (23 Retain. Wall	NEW USE OF BUILDING ( ) Same & storage room	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 H.E. Singleton	PHONE 277 3311	LOT (TYPE) int.
6. OWNER'S ADDRESS 1901 Ave. of the Stars	CITY LA ZIP	LOT SIZE irreg.
7. ARCHITECT OR DESIGNER Reyness Assoc.	STATE LICENSE No. C 1525 PHONE 476 2022	
8. ENGINEER /	STATE LICENSE No. PHONE	ALLEY /
9. CONTRACTOR W.R. Johnson	STATE LICENSE No. 101927 PHONE 390 3547	BLDG. LINE /
10. LENDER /	BRANCH ADDRESS	AFFIDAVITS /
11. SIZE OF EXISTING BLDG. LENGTH 30 WIDTH 16	STORIES 1 HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. →	EXT. WALLS brick	ROOF sht.metal FLOOR conc.
3 13. JOB ADDRESS 384 Delfern		DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 1,000	GRADING yes
15. NEW WORK (Describe) Storage room Add.		CRIT. SOIL /
		HIGHWAY DED /
NEW USE OF BUILDING Storage room & same	SIZE OF ADDITION 30x16'-8 STORIES / HEIGHT 8	FLOOD /
TYPE V GROUP R-1	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY (COMB) GEN MAJ S CONS	CONS. /
BLDG. AREA 200	MAX. OCC. — TOTAL —	PLANS CHECKED	ZONED BY 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. 7.47	S.P.C. — G.P.I. — B.P. 11.50	I.F. O.S. C/O	TYPIST WM

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 7.47
APR-26-71 03827 • 85377 • L — 2 CK 11.50

SHIER'S USE ONLY

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

1. [illegible] (2) Retaining Wall	( ) Same	DIST. [illegible] 7141
3. JOB ADDRESS 384 Delfern		ZONE R 1-1
4. BETWEEN CROSS STREETS N. Fating Rd. AND Baroda		FIRE DIST. /
5. OWNER'S NAME Dr. Henry Singleton	PHONE 277-3311	LOT (TYPE) int
6. OWNER'S ADDRESS Same	CITY ZIP	LOT SIZE Irreg.
7. ARCHITECT OR DESIGNER Phil Shipley, Landscape Archt.	STATE LICENSE No. 465 PHONE 472-7885	
8. ENGINEER V.K. Kelly & Assoc.	STATE LICENSE No. 12594 PHONE 828-3431	ALLEY /
9. CONTRACTOR Ben F. Smith Inc.	STATE LICENSE No. 88526 PHONE 686-1313	BLDG. LINE /
10. LENDER Owner	BRANCH ADDRESS	AFFIDAVITS BF 692906
11. SIZE OF EXISTING BLDG. LENGTH 160 WIDTH	STORIES HEIGHT 7 & NO. OF EXISTING BUILDINGS ON LOT AND USE 9-fam dwlg 8 at gar	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS Brick ROOF FLOOR	
3 13. JOB ADDRESS 384 Delfern		DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 4000	GRADING yes
15. NEW WORK: (Describe) 150' x 6'Ht. add. to retaining wall		CRIT. SOIL /
		HIGHWAY DED. /
NEW USE OF BUILDING Same	SIZE OF ADDITION 150' STORIES HEIGHT 6'	FLOOD /
TYPE #	GROUP Misc SPRINKLERS REQ'D SPECIFIED INSPECTION ACTIVITY COMP GEN MAJ. S. CONS	CONS. /
BLDG. AREA 1500	MAX. OCC. — TOTAL — PLANS CHECKED	ZONED BY Stuart
DWELL. UNITS —	GUEST ROOMS — PARKING SPACES REQ'D PROVIDED PLANS APPROVED	FILE WITH 82691W/70
P.C. No.	CONT. INSP. — APPLICATION APPROVED	INSPECTOR Bruce
P.C. 17.22	S.P.C. — G.P.I. — B.P. 26.50 I.F. O.S. C/O	TYPIST bp

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-19-71 09499 • 86395 • L — 6 CS 17.22
JUL-19-71 09500 • 86395 • L — 2 CS 26.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized [illegible]

Permit for the construction of an extension to the existing retaining wall, 7-19-1971, LADBS

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: ~~2, 3, 4 & 5~~ 4	BLK.	TRACT: 8236	CENSUS TRACT: 2621
2. PURPOSE OF BUILDING: 23 Hobby Greenhouse			DIST. MAP: 7141
3. JOB ADDRESS: 384 Delfern Drive			ZONE: R-1-1
4. BETWEEN CROSS STREETS: No. Faring AND Baroda			FIRE DIST.: MFD
5. OWNER'S NAME: Dr. Henry Singleton	PHONE: None		LOT (TYPE): thru
6. OWNER'S ADDRESS: 384 Delfern Dr.,	CITY: L.A.	ZIP:	LOT SIZE: Irreg.
7. ARCHITECT OR DESIGNER: Lord & Burnham	STATE LICENSE No.	PHONE	
8. ENGINEER: William A. Roberts 13651	STATE LICENSE No.	PHONE: (914) 591-8800	ALLEY: /
9. CONTRACTOR: Owner	STATE LICENSE No.	PHONE	BLDG. LINE: on No. Faring Hillside
10. LENDER: None	BRANCH	ADDRESS	AFFIDAVITS: Y.C. 16620
11. SIZE OF NEW BLDG: 43'x16'	STORIES: 1	HEIGHT: 15'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1-Dwlg. & Att. Gar.
12. MATERIAL OF CONSTRUCTION: Alum. & glass	EXT. WALLS	ROOF: Same	FLOOR: Dirt
1 13. JOB ADDRESS: 384 Delfern Drive			DISTRICT OFFICE: WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 20,000.00			GRADING: Yes
			CRIT. SOIL: /
PURPOSE OF BUILDING: Greenhouse	INSPECTION ACTIVITY: COND. / MAJ. S. / CONS		HIGHWAY DED.: /
TYPE: IV	GROUP: —	STORIES: 1	FLOOD: /
BLDG. AREA: 6880'	MAX. OCC.: —	TOTAL	CONS.: /
DWELL. UNITS: —	GUEST ROOMS: —	PARKING SPACES REQ'D: None	ZONED BY: Weber
SPRINKLERS REQ'D SPECIFIED: —	CONT. INSP.: Not Req'd		FILE WITH
P.C. No.: 446239			INSPECTOR: B—

P.C.	S.P.C.	G.P.C.	B.P.	I.F.	O.S.	C/O	TYPIST
69.22		$8.00	106.50				

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

USE ONLY

AUG-13-71	11244	• • •	L — 6 CK	69.22
OCT--6-71	15096	• 87531 •	K — 9 CK	8.00
OCT--6-71	15097	• 87531 •	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

1. [illegible] of lot 4	BLK.	TRACT 8236	[illegible]
2. PURPOSE OF BUILDING (23) Lake Equipment Room "A"			DIST. MAP 7141
3. JOB ADDRESS 384 Delfern			ZONE R 1-1
4. BETWEEN CROSS STREETS N. Faring Rd. AND Baroda			FIRE DIST. 1 MFD
5. OWNER'S NAME Dr. Henry Singleton	PHONE 277-3311		LOT (TYPE) int
6. OWNER'S ADDRESS Same	CITY	ZIP	LOT SIZE Irreg.
7. ARCHITECT OR DESIGNER Phil Shipley, Landscape Archt.	STATE LICENSE No. 465	PHONE 472-7885	
8. ENGINEER V. K. Kelly & Assoc.	STATE LICENSE No. 12594	PHONE 828-3431	ALLEY /
9. CONTRACTOR Ben F. Smith Inc.	STATE LICENSE No. 88526	PHONE 686-1313	BLDG. LINE /
10. LENDER	BRANCH	ADDRESS	AFFIDAVITS BF 692906
11. SIZE OF NEW BLDG. LENGTH 20 WIDTH 3	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-dwlg & ott. gar. & Acc. Bldg
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR
1 13. JOB ADDRESS 384 Delfern			DISTRICT OFFICE WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ ~~1460~~ 1800		GRADING yes
20 f 2 T.V. ~~1745~~ 2700			CRIT. SOIL /
PURPOSE OF BUILDING Pool Equipment Room "A"			HIGHWAY DED. /
TYPE IV	GROUP R-1	STORIES 1	PLANS CHECKED Stuart
BLDG. AREA 180	MAX. OCC. —	TOTAL —	PLANS APPROVED [signature]
DWELL. UNITS 1-ex	GUEST ROOMS 0	PARKING SPACES REQ'D N/C PROVIDED	APPLICATION APPROVED [signature]
SPRINKLERS REQ'D SPECIFIED	CONT. INSP. [signature]		FILE WITH
P.C. No. E 6505	INSPECTION ACTIVITY COMB / GEN / MAJ. S. / CONS		INSPECTOR B
P.C. 10 07	S.P.C. 2.93	C.P.I. 88.00	B.P. 15.50
I.F.	O.S.	C/O	TYPIST bp

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

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 [illegible]

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

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

FIELD SUPERVISION REPORT

JOB

DATE

PRESENT:

Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton regarding basic planting and landscape design, 3-31-1971, courtesy of UC Berkeley Environmental Design Archives

THOMAS D. CHURCH AND ASSOCIATES
LANDSCAPE ARCHITECT
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 pattern used here let to the house. Color of the mortar joints to be determined after seeing samples.

5. Lets see samples of a possible sand-blasted surface on the laid concrete.

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") curbs of the black brick around the inside of the four Magnolia pockets in the forecourt.

c.c. Wallace Neff
Phil Shipley

Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton regarding basic planting and landscape design, 3-31-1971, courtesy of UC Berkeley Environmental Design Archives

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.

Correspondence between Thomas Church and Henry Singleton regarding garden terrace, tree placement and pool design, 9-16-1971, courtesy of UC Berkeley Environmental Design Archives

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. ¼" 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.

Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton regarding forecourt, trees and pool designs, 11-16-1971, courtesy of UC Berkeley Environmental Design Archives