

# APPENDIX E

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## HISTORICAL RESOURCES REPORT

WEDDINGTON GOLF & TENNIS CLUB  
Historic Resources Assessment Report

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4141 Whitsett Ave.  
Studio City, Los Angeles, California



*prepared for:*

**Planning Associates Inc**

4040 Vineland Ave, Suite 108  
Studio City, CA 91604

*prepared by:*

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January 30, 2012

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## I. Introduction

At the request of Planning Associates, Inc., Architectural Resources Group (ARG) has completed a historic resources assessment of the Weddington Golf and Tennis Club located at 4141 Whitsett Avenue in Studio City, California. ARG's assessment of the potential historic resources on the site serves as the basis for review of the project based on the requirements of the California Environmental Quality Act (CEQA) to identify the impacts of the proposed project on potential historic and cultural resources. CEQA Section 21084.1 states "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."

CEQA defines substantial adverse change in the significance of a resource as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (CEQA Guidelines 15064.5). Under CEQA, the significance of an historical resource is considered to be materially impaired when a project demolishes or materially alters in an adverse manner those characteristics that convey its historical significance and account for its inclusion on an historical resource list. ARG staff's understanding of the proposed project is based on plans, a project description, and proposed site plan prepared by Franco & Associates, Inc. and dated January 23, 2008 and updated December 23, 2011 provided to ARG by Planning Associates, Inc. The site plan overlay illustrating the effect on the existing golf and tennis facilities is attached at the end of this report.

On May 29, 2007, ARG representatives visited the project site to document existing conditions. Research was conducted at the Los Angeles Public Library and at the Los Angeles Building Department. In addition, an informal interview was conducted with George McCallister, Jr. on May 29, 2007 to gather oral history.

ARG first evaluated the significance of the property in 2007 and has evaluated several iterations of the proposed project as it has developed since that time. As a result of our evaluation, we found that the property appears eligible for the California Register of Historical Resources, with the exclusion of the tennis facilities, and therefore was significant for purposes of CEQA. The project that ARG has reviewed for this final report appears to meet the Secretary of the Interior's Standards and will not have a significant impact on the historic resource of the golf club.

NOTE: The Weddington Golf and Tennis Club was historically called the Studio City Golf and Tennis Club. For the purposes of this report, it is referred to by its current name, except when appropriate for historical context.

## II. Existing Conditions

The project site is located within the boundaries of Studio City, which is a part of the City of Los Angeles located in the San Fernando Valley. Residential neighborhoods occupy most of the surrounding land to the north, east and west. The Los Angeles River channel and Ventura

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Boulevard, a major commercial thoroughfare, are directly south of the property.

### *Site*

The Weddington Golf and Tennis Club is located at 4141 Whitsett Avenue, at the southwest corner of Whitsett and Valley Spring Lane. The triangular site is 16.1 acres with a flood control channel forming the diagonal southwestern boundary, Valley Spring Drive the northern boundary, and Whitsett Avenue the eastern boundary. A short length of Bellaire Ave. forms the western boundary. The southernmost section of the property extends into the public right-of-way for Valleyheart Drive and the Los Angeles River. The property's public entrance is oriented to the east toward Whitsett Avenue. An asphalt drive with flanking parking serves as entrance and exit. A putting green and clubhouse at the property's northeastern corner signal the property's use. The majority of the property maintains a park-like setting as a result of the landscaping and mature trees. The southeastern corner of the parcel is dedicated for tennis use and, most recently, a portion of that area has been given over to the City of Los Angeles for use as a fire station.

### *Cultural Landscape Elements*

According to the current property manager, virtually all design elements of the property were explicitly outlined in a conditional use permit. The recreational property is composed of multiple contributing elements. Golf-related resources include: a one-story clubhouse; a 24-stand, 230-yard driving range; a 9-hole, par 3 golf course; and a putting green. Tennis-related resources include: a small club structure and 16 concrete courts located in staggered rows at the southeast portion of the property, adjacent to the fire station site. Other elements include: a maintenance structure east of the tennis courts at the southern property line.



Putting Green



Clubhouse Exterior



Clubhouse Entrance

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Clubhouse Interior: Fireplace



Clubhouse Interior: Lunch Counter



Clubhouse Interior: Pro Shop

### *Clubhouse*

The Weddington Golf and Tennis Club features a one-story clubhouse building near the southwest corner of Whitsett Avenue and Valley Spring Lane, on the northwest corner of the subject property. The building sits at an angle facing the corner. Its front lawn is a putting green, with a low, nonoriginal brick wall with weeping mortar bordering the street that replaced an earlier split rail fence. A walkway parallel to the front of the building approaches the entrance from the parking lot to the south.

The clubhouse is wood frame construction on a concrete slab-on-grade foundation. It has a wood shingle-clad, side-gabled roof with deep eaves along the front and rear of the building to create generous overhangs. The front overhang is supported by square wood posts. The exterior cladding of the building is painted board and batten siding. The north side contains utility uses, with a shed-roofed garage (its roof parallel to the main gable) and a small shed (its roof perpendicular to the main gable, attached to the wall) and an exterior vestibule at the back of the pro shop enclosed with chain link fencing.

The recessed entrance is sheltered beneath the overhang, with the entrance and the glass wall of the front of the building recessed from the eave line. Large, low planters to the north and south of the entrance hold shrubs and small trees that pass upwards through rectangular cut-outs in the front slope of the roof. The entrance is on grade, with aluminum-frame glass doors and full-height plate glass windows to either side. It is not clear whether these expanses of glass are original or alterations. Inside the entrance, the main interior space is a reception room. The tile and carpet floor of the clubhouse is not original, nor is the wallpaper above the paneling or large mirror on the south wall, but most other features of the interior have changed very little, leaving the clubhouse with high interior integrity. Knotty pine paneling

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covers the walls up to a datum line set by the east (entrance) and west (rear) walls. The major feature of the reception room is a slab fireplace wall extending from floor to ceiling and clad in variegated brick. The rectangular cutout of the fireplace box is surrounded by two wrought iron, six-arm light fixtures that carry shaded hurricane lanterns. A matching four-arm fixture hangs near the pro shop desk. The reception space is flanked by offices to the north and restrooms to the south. The rear entrance to the greens is on axis with the front door, with an enclosed coffee shop to the south and a pro shop to the north.

The coffee shop or lunch counter is enclosed with wood-framed glass panels on the north side and at the entrance, directly north of the fireplace. The space has an open painted wood beamed ceiling with diagonal tongue and groove boards. The open kitchen on the south wall has a large copper hood, and an L-shaped laminate counter with built-in stools provides seating. Windows along the west wall look out to the greens side of the building, including a window for walk-up service.

The pro shop area, adjacent to the rear entrance, is marked by a high, L-shaped counter with wood paneling on the front similar to that seen in the rest of the interior. A small decorative corbelled shelf lines the opening. The rear patio of the clubhouse is partly shaded by the deep overhang of the roof. Extending from the south end of the rear patio of the clubhouse is a long open structure that serves as a shelter for golfers using the driving range. This structure has a shed roof that slopes upwards toward the west (i.e., toward the driving range). Its roof has a slight fan shape, with the beams converging toward the concave front of the structure. Each column bay has three berths for golfers using the driving range, separated with ground-mounted metal mesh dividers.



Clubhouse Rear Exterior



Second Hole Green



Third Hole Tee

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Fourth Hole-View From Tee



Sixth Hole Green



Eighth Hole Green

### *Golf Course*

The nine-hole, par three golf course is laid out along the property lines that abut Valley Spring Lane, Bellaire Avenue on the west, and the river channel on the south. The course loops around the property, partially encircling the driving range, and winds its way back to the clubhouse. Concrete pads mark tees on each of the holes.

Upon exiting the clubhouse's eastern door, the first tee of the golf course is located a few yards due west of the clubhouse exit, immediately adjacent to (north of) the driving range fence. The fairway extends roughly 105 yards west of the concrete tee. Mature trees line both sides of the fairway, visually separating the first hole from the driving range to the south and the ninth hole to the north.

The second hole runs along the northern property line with the tee located on a northeasterly diagonal from the first green. The second fairway extends 130 yards to the second green, which is located on a small rise close to the northwestern corner of the property. A row of mature eucalyptus trees buffers the second fairway from the property line to the north.

With a tee located at the northwest corner of the property, the third hole runs parallel to the western property line. The short, 75-yard fairway drops gently down to the green at the southwestern corner of the property, which is partially surrounded by a low decorative split rail fence. A row of mature Canary Island and Aleppo pine trees, with a few interspersed olive trees, lines the western edge of the third fairway, along Bellaire Avenue.

The fourth hole tees off just east of the third green and runs parallel to the river channel's path, roughly 105 yards. The fourth green is located at the approximate midpoint of the property's southern boundary along the edge of the river channel.

The fifth and sixth holes have been reconfigured

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from their original 1958 design. Originally, the fifth hole followed a dog-leg pattern with the tee located adjacent to a wider driving range. The fairway opened to a wide triangle, its base lined with mature eucalyptus trees that still stand and separate the property from Whitsett Avenue. Originally, the oval-shaped fifth green was located at the southeastern corner of the property. Following the addition of tennis courts and division of the driving range in the 1970s, the fifth hole now runs along the south fence of the driving range for approximately 115 yards. The sixth hole, originally positioned parallel to the river wash, now runs parallel to the fifth hole but in the opposite direction, with its green located at the edge of the property along the river. The sixth fairway measures 105 yards.

From the sixth green, a player reaches the seventh tee by walking a short northwesterly diagonal between the fourth green and the fifth tee. A tall row of mature Mexican fan palm trees separates the seventh fairway from the fourth immediately to the south. The seventh green sits atop a short hill, directly east of the third green near the property's southwest corner. The fairway extends 115 yards to the green, located on a short rise above and immediately east of the third green.

From the course's eastern end, the eighth and ninth holes direct the player back to the clubhouse and the property's northeastern corner. The eighth tee is adjacent to the third fairway, between the seventh and second greens. The fairway extends 135 yards, lined on both sides by a row of mature palms, culminating at the kidney-shaped green immediately adjacent to the driving range's northwestern corner.

The ninth tee is reached by traveling a short northeasterly diagonal between the second tee and the first green. The ninth tee has been moved slightly east from its original



Ninth Hole-Tee & Fairway



Driving Range Shelter



Light Standards

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Tennis Clubhouse



Tennis Courts



Tennis Courts-Walkway view towards driving range

location (which is still visible), foreshortening the ninth fairway to just 90 yards. A row of mature eucalyptus trees and Mexican fan palms line the northern property line along the ninth fairway. The green is located atop a slight rise. The length of the hole parallels the property's northern property line, returning the player to the clubhouse entrance.

### *Driving Range*

A 24-stand driving range is located between the clubhouse and the tennis area. A wood, shed-style canopy shelters the northern half of the stands. Temporary awnings provide shelter to the stands on the south end. Extending 230 yards, the driving range is located directly southwest of the golf clubhouse and is enclosed by a high fence.

### *Light Standards*

Eight original light standards, designed in the form of a golf ball set atop a tee, line the fence along the Whitsett Avenue parking lot and provide light to the driving range. The parking lot has not changed in configuration from the original (see aerial photo, p. 21) and so presumably the light standards are in their original locations. According to the current property manager, one of the historic standards has been removed. These standards have been retrofitted with new 1000-watt stadium style lights that replaced 750-watt incandescent lights that are no longer manufactured.

### *Tennis House*

The tennis office was constructed in 1974, when tennis courts were added to the facility. The style of the building was patterned after that of the main clubhouse. It has a front-gabled roof clad in wood shingles facing west toward the tennis courts. A separate flat canopy of open beams for a shade structure is attached to the front façade and supported on metal posts. The exterior siding is board and batten, and the fenestration, concentrated at the west end, consists of large,

square aluminum-frame sliding windows. The front door, and a side door on the north side, have a large single light over an inset panel with a cross-timber detail. The tennis office and the adjoining courts were constructed outside of the period of significance for the site, and so are not considered historic features of the site.

**Tennis Courts**

Sixteen concrete tennis courts are situated, in a staggered pattern, at the southeastern corner of the property. Four courts of the original twenty were demolished as part of the construction of the fire station.

**Maintenance Structure**

A temporary maintenance building has been constructed at the southern end of the property, behind the tennis courts. A previous maintenance structure, constructed in 1966, was demolished as part of the fire station project. The current structure is essentially a fenced yard with a roof; chain link fence with a windscreen form the structure’s “walls.” This structure does not contribute the significance of the property.

**Maintenance Green**

A small maintenance green, used to grow and harvest patch sod, is located at the southeastern corner of the tennis area, behind the fire station.

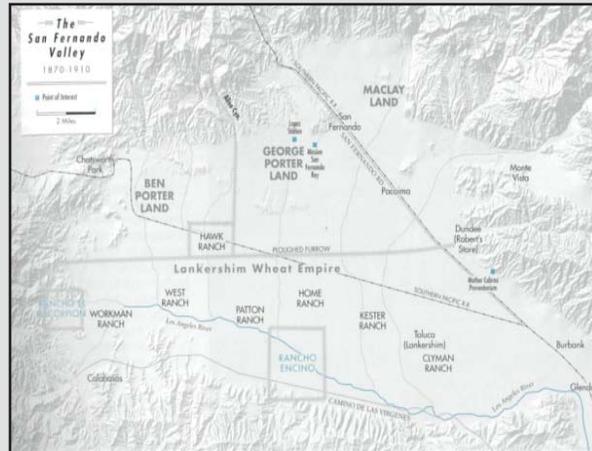
**III. Historical Background and Context**

**San Fernando Valley**

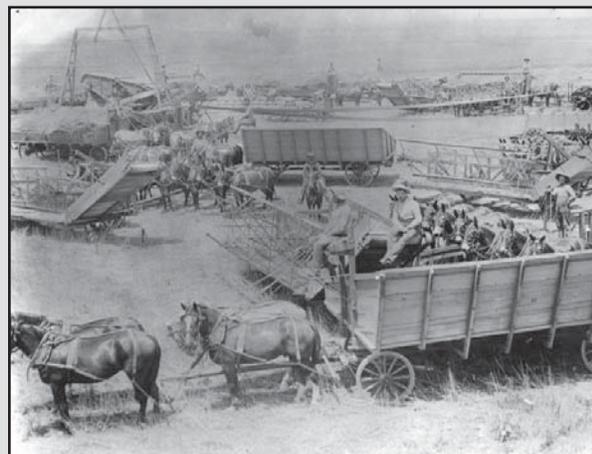
The history of the San Fernando Valley is largely a story of its development. What was an undeveloped and arid valley of ranchos 150 years ago has been transformed into a dense urbanized “suburb” with a population of over 1.7 million (Roderick 2001, v). Through its short history, the San Fernando Valley has been home to some of the nation’s largest agricultural



Pio Pico (L.A. Public Library)



San Fernando Valley 1870-1910 (Roderick 2001)



San Fernando Valley Farm 1890 (L.A. Public Library)

producers, the rise of the film industry, a central hub for the aviation and defense industry, and most importantly, a relentless real estate growth machine that subdivided the valley and sold its image of the good life to people throughout the United States and the world. Infrastructure investments have been vital to this development. The Southern Pacific Railroad made the Valley accessible, providing an essential link to a nation-wide consumer market for the Valley's agricultural products and a steady supply of new residents. The arrival of a reliable water source through the Los Angeles Aqueduct supported dramatic growth. The Pacific Electric streetcar system linked the Valley within the Los Angeles region, enabling further access to vacant land for development. Most famously, the advent of the automobile and the mass-produced housing industry spread the Valley's prototypical subdivisions across nearly all remaining open spaces.

### ***Early Growth***

The modern history of the San Fernando Valley began in 1869 when Pio Pico, the last Mexican governor of *Alta California*, sold his land to Isaac Lankershim, a farmer who had immigrated to California from Pennsylvania (Roderick 2001, 32). Pico's Valley holdings were vast, and he controlled nearly the whole southern half of the Valley. Previously, Pico had owned most of the land in the Valley, but was forced to sell half of it to raise funds for the unsuccessful war effort against the United States (Roderick 2001, 26). After the Lankershim sale, the heirs to the land that Pico sold to Eulogio de Celis, a Spanish businessman from Los Angeles, put their holdings up for sale. Railroad baron Leland Stanford, interested in expanding the market for the Southern Pacific, helped make a deal, convincing California State Senator Charles Maclay to purchase the de Celis land and build a new town. In return, Stanford would link the town to Los Angeles with the Southern Pacific Railroad (Roderick 2001, 34). Between Maclay and his two partners Ben and George Porter, the northern half of the Valley had been divided into three major parcels, and the first town, San Fernando, had been founded (Roderick 2001, 42).

The railroad arrived in San Fernando in 1874, and it proved to be an effective tool for growth, quickly sparking expansion in other areas of the Valley (Roderick 2001, 38). Maclay created a new 20,000-acre subdivision north of San Fernando, and George Porter sold off a large parcel of land south of the Mission. During the real estate boom of the 1880's, several new towns were formed in Southern California, including Pacoima and Glendale in the Valley (Roderick 2001, 43). While a real estate slowdown of the 1890's briefly stopped most growth, several valley towns, including Glendale, Burbank, and San Fernando, persisted (Roderick 2001, 44).

Initially, the Lankershim ranch remained an agricultural operation. It was first a sheep farm, but after a major drought in the 1870's killed most of the flock, Lankershim switched to wheat and became, at that time, the largest producer in the world (Roderick 2001, 44). The move towards real estate occurred in 1882 when Isaac Lankershim died, deeding half of his land to his son James Lankershim, and the other half to his son-in-law Isaac Van Nuys. While Van Nuys continued the wheat operation, James Lankershim entered the new town business, subdividing 12,000 acres of the family land east of Whittsett Avenue and founding the town of Toluca (now North Hollywood) (Roderick 2001, 45). Lankershim sold off the land in 40-acre ranches. The mild climate and fertile soils proved to be excellent conditions for growing fruit trees, a strong selling point for many local

residents as well as those from across the country (Roderick 2001, 45).

***End of Large Scale Agriculture***

A key moment in the Valley's transition from agricultural production to residential enclave was announced in 1909, when Van Nuys sold the remaining Lankershim lands for development to Los Angeles interests (Roderick 2001, 48). The buyers, who subsequently formed the development company The Los Angeles Suburban Homes Co., were the elite of Los Angeles: Chandler, business manager of the Los Angeles Times; Otis, owner of the Times; Sherman, a streetcar baron; Brant, an insurance magnate; and Whitley, a real estate man who managed the Hollywood subdivision (Roderick 2001, 56). The deal essentially put half of the Valley into the possession of the company, but the firm did not gain water rights with the deal because of a vested system dating to when the region was under Spanish control (Roderick 2001, 56). Without a reliable water supply, development opportunities were limited, but a solution was soon to come: On November 5, 1913, the Los Angeles Aqueduct, designed by William Mulholland, delivered Owens Valley water to the Valley for the first time (Roderick 2001, 53-54). The arrival of water secured the Valley's future as a residential suburb, allowing it to dramatically expand in population beyond what could previously have been supported.

After the completion of the aqueduct, the Los Angeles Suburban Homes Co. submitted Tract Map 1000, the largest ever filed in Los Angeles County (Roderick 2001, 57). New towns of Van Nuys, Marion (now Reseda) and Owensmouth (now Canoga Park), were established, linked by Sherman Way, a paved roadway with a streetcar line (Roderick 2001, 57-58). The first electric trolleys came December 16, 1911, connecting Van Nuys to Lankershim and Hollywood through the Cahuenga Pass, enabling commuters to travel to jobs in Downtown Los Angeles from their



L.A. Aqueduct Opening, 1913 (CSUN Library)



1st Red Car to North Hollywood, 1911 (CSUN Library)



Sherman Way East View, Circa 1930 (CSUN Library)

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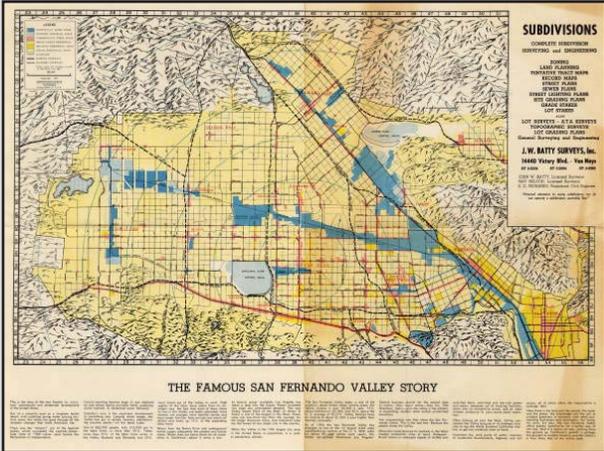
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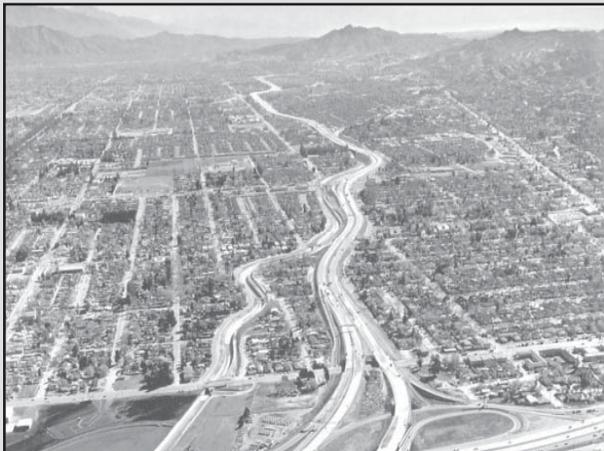
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Lockhead Air Terminal Circa 1941 (CSUN Library)



San Fernando Valley Subdivision Map, 1956 (CSUN Library)



Ventura Freeway in Encino, 1960 (Roderick 2001, 2)

residences in the Valley (Roderick 2001, 59). Though the Los Angeles Aqueduct provided a reliable water supply for Valley residents, water rights were controlled by the City of Los Angeles, which used its muscle to force most Valley communities to join the city. On March 29, 1915, with the exception of San Fernando, Burbank, Glendale, and Calabasas, most Valley communities agreed to be annexed by the city (Roderick 2001, 62).

### *Growth in Valley Industry*

Soon after the birth of the film industry in Los Angeles, the Valley attracted film production because of its diversity of terrain and bright natural light. In 1912, Universal became the first film studio to operate out of the Valley, utilizing its ranch along the base of the Cahuenga Pass for filming (Roderick 2001, 86). The Universal ranch was simultaneously developed both as a back lot as well as a residential neighborhood for studio workers, opening under the name “Universal City” in 1915 (Roderick 2001, 86).

Like Universal City, Studio City was conceived as a combined studio, commercial development and residential subdivision. Begun in 1926 on what had been a lettuce farm located along Ventura Blvd., the 500-acre parcel eleven miles north of downtown Los Angeles included a production studio for Sennet Studios, commercial developments along Ventura Boulevard, and nearby residential subdivisions. The first subdivision of the Studio City development, Maxwell Terrace, opened at Ventura Boulevard and Laurel Canyon Boulevard. Sennet became Revolution Studios, home to some of the leading Hollywood stars of the era: Gene Autry, Roy Rogers, and John Wayne (Roderick 2001, 89; Pitt & Pitt 1997, 488).

The aviation and defense industry was also vital to the growth of the Valley, especially during the periods leading up to and following World War II.

By the end of the 1950's, nine of the ten biggest Valley manufacturers served defense contracts, the largest of which was Lockheed, which had moved to Burbank from Hollywood in 1938 (Roderick 2001, 133).

### *Postwar Suburban Expansion*

After the War, the Valley entered a new phase in its development, with its suburban neighborhoods widely promoted to returning GI's and their families. Five years after the war, the population of the valley doubled to 402,538 residents. If considered separately from the city of Los Angeles, the Valley would have been the ninth largest urban area in the United States (Roderick 2001, 122). Migration was largely driven by a booming postwar economy, led by the defense industry that provided thousands of new jobs in aviation (Hise 1997, 8).

Considerable effort was given, both through government policy and private market efforts, to meet the demand for new housing that this massive workforce required (Hise 1997, 8). The goal was to provide ownership opportunities to all employed workers who had previously been unable to afford homes, though restrictive covenants in most new suburban subdivisions limited their availability to non-whites (Hise 1997, 7). This era marked the beginning of large-scale standardized practices now typical of suburban development, where developers would both subdivide as well as build homes, rather than sell lots to small scale builders (Hise, 1997, 136). Individual developers offered entire neighborhoods of small homes with just slight variations on floor plans and exterior treatments to conserve cost (Roderick 2001, 126). Federal mortgage guarantees through the Federal Housing Administration encouraged lenders to offer loans that made homeownership attainable to young middle-class—or approaching middle-class—families by dramatically lengthening repayment periods and decreasing required down payments (Hise 1997, 40).

Communities were designed and built to be complete neighborhoods, with schools, churches, shopping centers and parks located within a close drive of residential streets. Typically, subdivisions were also located near important industrial employment centers, such as the concentration of defense contractors in the Valley (Hise 1997, 187). Neighborhoods were promoted for their balance of work and recreation opportunities that had previously been unavailable to the average middle-class citizen. Homes, though small, were outfitted with appliances that provided the convenience of modern life at a reasonable price. Small backyards provided open space for children's play, barbeques, and other informal gatherings.

This era marked the crowning of the automobile as the primary means of transportation within the Los Angeles region. The Cahuenga Pass was upgraded to freeway status in 1947 and connected with the Ventura Freeway in 1960, completing a freeway spine through the valley. The San Diego freeway was finished in 1962, providing a link through the Sepulveda Pass to the West Side of the City of Los Angeles (Roderick 2001, 136). High capacity arterial roads lined with commercial development connected new residential subdivisions with the freeways. What had been a primary regional transportation link, the electric trolley, ceased operation in the Valley on December 29, 1952 (Roderick 2001, 123).

The more recent history of the Valley is one of continued urbanization, with extensive population

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L.A. River Flood Damage, Vineland Ave., 1938  
(CSUN Library)



L.A. River at Whittsett Ave, 1949 (L.A. Public Library)



L.A. River, Completed Channel, 1949  
(L.A. Public Library)

growth, an increasingly diverse population, and a move towards an urban density in many neighborhoods including Studio City, North Hollywood, and Sherman Oaks. Single-family homes are being replaced with apartments and condominiums as population pressures fuel another real estate boom that continues to shape the landscape of the Valley.

### Los Angeles River

In addition to the development of the Los Angeles Aqueduct and the freeway system, the flood control infrastructure on the Los Angeles River and its tributaries stands as a third essential component that shaped the development of the San Fernando Valley. The history of the river also holds particular relevance in the historic context of the Weddington Golf & Tennis Club because the river forms the southern boundary of the site.

Until the river was placed in a concrete channel, it was especially prone to flooding during the wet winter months. Because the Los Angeles was a seasonal river situated in a dry climate, the river never cut deep channels, so when the volume of water dramatically increased after a storm, fueled by runoff from the San Gabriel Mountains, the river would flood its banks. In the last half of the 19<sup>th</sup> century, the river flooded on average every 4 to 5 years (Gumprecht 1999, 144). When the San Fernando Valley was a remote agricultural region, the damage caused by flooding was offset by the benefits of the silt deposited by the river's floods that enriched the soils. After the arrival of the railroad, and subsequent development of the Valley, population pressures and real estate demand encroached on floodplains, progressively increasing the risk and damage caused by each flood (Gumprecht 1999, 150).

A devastating flood in 1914, fed by dramatic rainfall in the mountains that overflowed riverbanks and flooded much of the Valley

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and other areas in Los Angeles, became the catalyst that sparked calls for a flood control system (Gumprecht 1999, 167). Bonds were issued, and the plan called for the excavation of a channel through the San Fernando Valley (Gumprecht 1999, 181). However, most of the initial bond money was spent on a diversion for the mouth of the river away from the Port of Los Angeles, and for mountain dams. Due to pressure from San Fernando Valley interests, an additional bond was placed on the ballot, but because of controversy over the mishandling of a plan to construct the San Gabriel Dam, the public did not support the bond measure (Gumprecht 1999, 191-195).

Because the County of Los Angeles could not afford to complete the flood control system without bond funds, it turned to the federal government, which took over the project in the 1930's and managed it through the Army Corp of Engineers (Gumprecht 1999, 173). Since the river was unnavigable, the government did not automatically hold rights to the river, and so the right-of-way had to be purchased from individual owners (Gumprecht 1999, 182). The river portion of the Weddington parcel was likely purchased in 1927 and dedicated to the Municipal Improvement District #61. It was not until the 1940s that the channel was lined with concrete as it is in its current state.

Periodic real estate booms brought development to the river's edge, so the river channel was forced to be very narrow, which increased the speed of water flow and the potential for costly flooding. A 1938 flood, the largest in the San Fernando Valley, further proved that flood control was vital to the development of Los Angeles, but it also highlighted that the system performed best in places where the river flowed in a fully lined concrete channel (Gumprecht 1999, 200). Subsequently, between 1944-1958 nearly the entire length of the river, including the stretch through the San Fernando Valley



Weddington Family Portrait, 1889 (CSUN Library)



Weddington Family Home, 1893 (CSUN Library)



Weddington Brothers Store, 1905 (CSUN Library)

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Weddington Brothers Store, Circa 1905 (CSUN Library)



Lankershim Viewed from Weddington Ranch, 1893 (CSUN Library)



Weddington Family Home, 1910 (CSUN Library)

that borders the Studio City site, was encased in concrete. This completed the transformation of the river to its current state (Gumprecht 1999, 220).

### Weddington Family

The history of the Weddington Golf & Tennis Club parcel is a rarity in Los Angeles, for it has been owned by the same family continuously since the 1890s. The Weddingtons were originally from Iowa, but like many Iowans and other Midwesterners, the family moved to the Los Angeles region to try their hand at farming in the balmy climate of Southern California. Wilson Weddington, formerly a sheriff in Iowa, visited the region in 1890 with his wife Mary and two sons Fred and Guy. Soon after, he purchased his ranch in the newly formed town of Toluca for \$60 per acre. Initially, Weddington operated a sheep farm, but then switched to wheat and then casaba melons before stopping agricultural operations as Studio City became developed. The Weddingtons were pillars of their community, operating the Toluca post office out of their home until it moved to the family's general store in 1894 ("Weddington House/Toluca Post Office," 1894). Other family businesses included the Bonner fruit cannery, which Guy bought out in 1907 ("Bonner Fruit Drying Co. Workers, circa 1900," n.d.). The Weddingtons were also influential in major developments in the Valley: Fred Weddington helped negotiate with Henry Huntington to bring the Pacific Electric Red Car to the Valley in 1911. Wilson Weddington was president of the area chamber of commerce between 1927-1929.

### McCallister Family

Golf is something of a calling in the McCallister family. The McCallisters owned and operated what was known as the Studio City Golf & Tennis Club (leasing the property from the Weddingtons) from the time that George McCallister, Sr. purchased the business from Joe Kirkwood, Jr. in 1958 until June of 2007. McCallister Sr. was an

avid golfer and member of the Wilshire Country Club, and an investor in sporting goods and real estate. George McCallister Sr.'s brother invented the first golf glove, which he had initially designed for fighter pilots when he was stationed with the Air Force in Illinois. In addition to operating the course, McCallister Sr. provided a forum for people to learn the game, offering individual golf instruction, as well as group swing lessons where an instructor demonstrated from a dais. McCallister Sr. was influential in lobbying the Los Angeles city schools to incorporate his form of golf instruction into physical education programs. George McCallister Jr. started working at the course when he was twelve. His brother John later brought him on to refurbish the course. McCallister Jr. became manager in 1993, and his brother John left to become a golf course designer. The younger McCallister brothers also were partners in a live music club called Axiom in San Clemente (George McCallister, Jr., personal communication, 29 May 2007).

## Recreation

### Golf

Originally a Scottish game, golf came to the United States at the end of the 19<sup>th</sup> Century. Few Americans golfed in the early 1890s, but by 1930, the popularity of the sport had grown significantly, with 2.25 million Americans playing the game (Schackelford 1999, 2). The number of courses in the United States increased from 742 in 1896 to 5,691 by 1930, producing most of the nation's great courses between 1920-1930 (Schackelford 1999, 2-3).

Southern California was home to some of the first golf courses in the state. The first, on Catalina Island, was built in 1892, followed by courses in Pasadena and Riverside in 1894, Santa Monica in 1896, and Los Angeles in 1897 (Pitt & Pitt 1997, 177). The Valley's first grass golf club, The Hollywood Country Club, opened in 1922, located south of Ventura Blvd.

### McCallisters Top Golf Qualifying

Clan McCallister dominated the Studio City qualifying yesterday for the Southern California Short Course Junior Golf Championship to be played next week. George McCallister Jr. won the 10-and-under age-bracket group with a nine-hole score of 36 and his brother, Wesley, won the 11-14 division with a 59 for 18 holes. Par is 56.

The finals, with approximately 100 juniors in action, will be played Monday at Studio City. Qualifiers from that course:

L.A. Times 8/19/1958, C6



Hollywood Country Club, Circa 1922  
(CSUN Library)



Bob Hope Lakeside Golf Tournament, 1965  
(L.A. Public Library)

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at Coldwater Canyon. The course was the centerpiece in an upscale residential subdivision and was primarily used as an amenity to sell the development. The club eventually went defunct, and the course became the campus for the Harvard Boys Preparatory School.

For much of these founding years, golf was largely an elitist game, played by those able to afford memberships in expensive private country clubs. The sport was also an amateur game, as professional tournaments and tours had yet to become of primary importance to national golf organizations like the USGA (Barkow 2000, 55). The economic contraction during the Depression, and the rationing required during the war years of the 1940s, further limited golf's availability to those with lesser means. Golf remained an elite pastime, popular with Hollywood celebrities who frequented country clubs such as Lakeside in Toluca Lake (Roderick 2001, 97-98). However, two important changes altered this elite face of golf: rapid suburbanization with its attendant rise in middle-class home ownership in the post war era, and the televising of golf tournaments and the prominence of media-conscious players that greatly increased the sport's profile and audience.

The suburbanization of the middle class and the boom in affordable home and automobile ownership enabled larger populations to live near golf courses, and the car provided the necessary mobility to get them there. The economic expansion and corresponding optimism of the 1950s was a contrast to the dimmer Depression and war years, and golf, as a representative of "the good life" and upward mobility, likely attracted many in the middle-class who had been unable to play the game before (Barkow 2000, 82).

Perhaps even more important than the spread of home and automobile ownership was the solidification of television as the primary source for entertainment and information for most Americans. This provided a vehicle that enabled golf, a sport poorly suited for live viewing because of its slow pace and spread of action across a large course, to reach a wide audience (Barkow 2000, 82). While tournaments such as the Masters were well-respected in golf circles, the average American was not particularly engaged, but this changed after the first broadcast of the tournament in 1956 (Barkow, 2000, 90). Major golf tournaments became televised, and with network advertisement revenue increasing, both prize money for players and fees to golf organizations and clubs soared. The television market also enabled the promotion of mass-produced golf equipment, clothing, and accessories that further cemented the game as a middle-class pastime. The increasing presence of television in golf competition brought about a new type of golfer, best typified by Arnold Palmer: a dynamic, exciting player who, through his media savvy, became the sport's first superstar (Barkow, 2000, 128).

As the popularity of golf dramatically increased, the number of municipal courses and other courses open to the public (rather than member-only institutions) also increased to serve this growing demand.

### *Tennis*

The popular history of tennis, like golf, is that of a sport with an elitist association that moved into the mainstream. What had been played at exclusive country clubs became available to many in municipal parks for nominal fees or for free. During the peak of the popularity of tennis in 1978, in reflection of the sport's democratization, the United States Tennis Association moved the location

for the U.S. Open from the private West Side Tennis Club to a complex in the public Flushing Meadows Park in the New York City Borough of Queens (“Tennis,” n.d.). Like golf, tennis has enjoyed increased popularity through the televising of major tournaments, and the cultivation of top players into high profile colorful media celebrities, such as Jimmy Connors and John McEnroe in the 1970s and 1980s.

Because the peak popularity of tennis falls under the 50-year threshold for significance, the history of tennis plays a smaller role in the historic context of the Weddington Golf and Tennis Club and therefore has been kept to a minimum in this analysis.

### Property Typology of the Community Golf Course

The Weddington Golf Course is characteristic of the small courses that became popular nationwide in the 1950s. A book published by the National Golf Foundation, Inc. of Chicago is helpful in identifying the elements of such courses. Entitled *Municipal Golf Course Organizing and Operating Guide*, it was written for public courses. While Weddington Golf Course was and is a private facility, it shares many qualities with municipal courses in its public accessibility and community orientation.

The combination of greenery, open spaces, social outlets, and community recreation provided by golf courses were valued in the 1950s. While some courses were carved out of wooded areas and some, like Weddington Golf Course, were on “leftover” pieces of land in already-developed areas, golf courses were considered a valuable use of land that still allowed for the open spaces that were rapidly disappearing as urban and suburban landscapes developed. An 18-hole golf course needed to be three miles long and one hundred yards wide,



Ticket Booth, Sandy Hollow Course  
(Wickham 1955, 72)



Pro Shop, Johnson Park Course  
(Wickham 1955, 88)



Lunch Counter, Beechwood Golf Course  
(Wickham 1955, 87)

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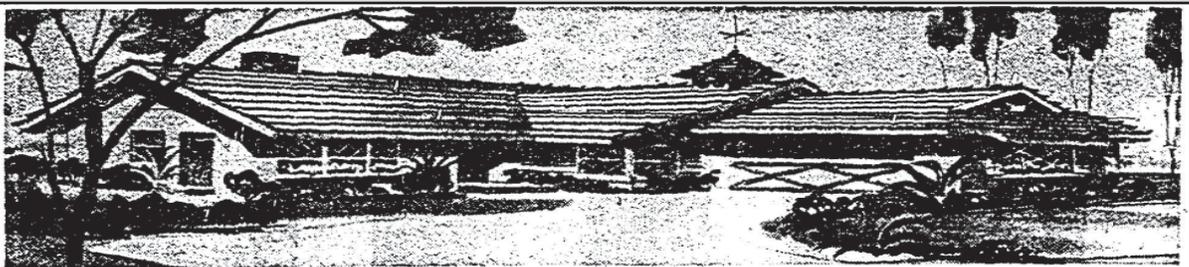
but “this ribbon of grass can be tied in bowknots, twisted into any desired shape, (or) laid in bits” (National Golf Foundation, Inc., 1955, 6). Golf was commonly combined with other recreational facilities such as swimming pools, or in the case of Studio City (though not until twenty years later), tennis.

Photographs of local golf courses in the *Guide* are easily recognizable as the same genre of facility as the Weddington Golf Course. The smaller clubhouses that are pictured show that these buildings, like that at Studio City, were often patterned on the residences in their suburban settings in both their scale and their style and materials. The L-shaped lunch counter and the knotty pine interior of the pro shops pictured show how this facility met the profile of a mid-1950s community golf center.

Aside from the course itself, the pro shop and the coffee shop or grill were important elements of a golf facility in the period. For the latter, the suburban location of the courses and the nature of the land use meant that patrons would stay at the facility for hours, and would need a place to eat on site. The pro shop was also essential to enabling people to learn to play and become equipped for the game. The *Municipal Golf Course* guide notes:

Practically all municipal golf operators recognize the value of a good golf professional to their overall operations. They also recognize the value of a good cup of coffee or a good plate of food. Both of these special services are, in the mind of the golfer, yardsticks by which he will measure the entire facility. They build or tear down golfer relations.

The Weddington Golf Course represents the essential characteristics of this property type from the period. It has high associative value and very effectively communicates the character and feeling of



IN MONTEBELLO— One of the all-electric homes now on view at Brighton Hills in Montebello area.

**MONTEBELLO HOMES  
 AIR CONDITIONED**

Refrigerated air conditioning is one of the features at Brighton Hills homes are offered with veterans' 5% down terms featuring 5 1/4%, 30-year loans. Also available is non-vets' 90%, 25-year financing at 6% interest. On view are 7 model

homes which incorporate 3 bedrooms and family room or 4 bedrooms and family room; 2 baths, and 2-car garages. Exterior stylings and floor plans are by Architect William Bray, AIA, while color harmonizing is by Mel Grau. Brighton Hills includes all utilities, sewers, streetlights, sidewalks and streets, installed and paid for by Brighton-Bilt Homes. According to Dick Kurth, sales agent, volume has reached \$5,730,000, with 191 purchases to date. From Los Angeles Brighton Hills may be visited via San Bernardino Freeway to Garfield turn-off, right (south) to Pomona Blvd., left to Wilcox, right to Merle Drive, left to Gardner Drive, then left to model homes, open 9 a.m. to 9 p.m.

L.A. Times, 7/23/1961, 14

a local community golf course of the post-war era.

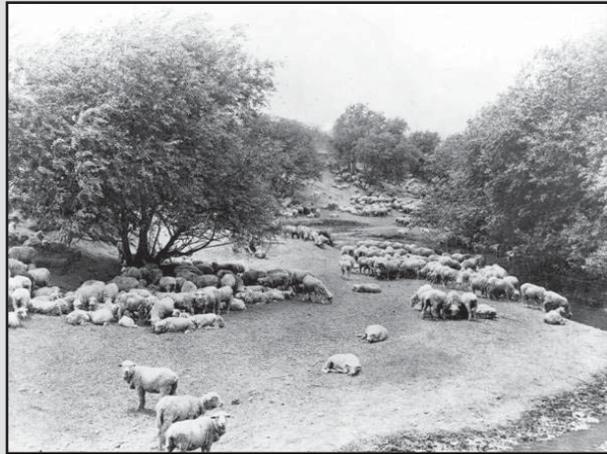
### Clubhouse Architect William Bray, AIA

William M. Bray, AIA practiced architecture in Southern California for over sixty years, with an office located in Encino. Aspects of Bray's residential designs were periodically featured in the home décor columns in the Los Angeles Times throughout the 1950s and 1960s. Bray was responsible for two of the residential designs for the Aladowney Homes subdivision in Downey (1951) and Brighton Hills in Montebello (1961), where he employed the popular Ranch style. He also designed a retirement community in Palm Desert called "Palm City" (Los Angeles Times, 7/29/1951; 7/21/1961).

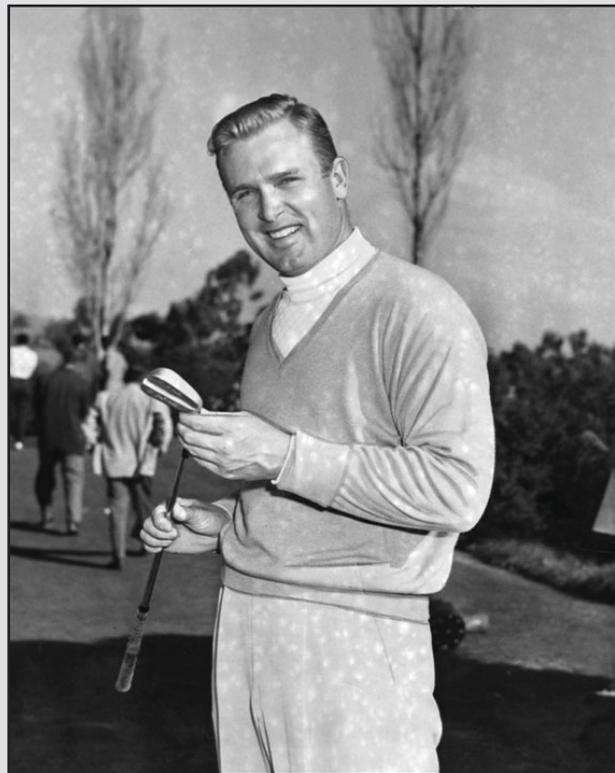
In 1994, Bray was awarded a lifetime achievement award from the San Fernando Valley chapter of the American Institute of Architects. His son and business partner, Roger W. Bray, AIA, continues the practice today as William M. Bray, AIA, Architect & Associates (WMBA).

### Site History

This site formed part of the vast territory in the San Fernando Valley that Pio Pico sold to Isaac Lankershim in 1869. Because of the timing of the parcel's purchase by the Weddingtons in 1890, it may have been a portion of the lands subdivided by James Lankershim. Wilson Weddington operated a sheep farm on the site, but then switched to wheat and, later, casaba melons ("Sheep ranch, circa late 1800s," n.d.). The Toluca post office operated out of the Weddington home until it moved to the family's general store in 1894. In 1927 the river portion of the parcel was dedicated to Municipal Improvement District #61 for the



Weddington Ranch, Circa 1899 (CSUN Library)



Joe Kirkwood, Jr., 1951 (L.A. Public Library)

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A 1972 aerial view illustrates the original breadth of the driving range and the greens that were displaced by the addition of the tennis courts to the southeast. ([www.historicaerials.com](http://www.historicaerials.com))

development of a flood control system. The river was lined with concrete during the late 1940's.

In the 1950s, the Weddingtons agreed to enter into a 50-year lease agreement with Joe Kirkwood, Jr. to develop the site as a golf course. Kirkwood, famous for his role as the boxer Joe Palooka in eleven films and a television series, was also a professional on the PGA tour, along with his father, Joe Kirkwood, Sr., a famous trick-shot golfer (George McCallister, Jr., personal communication, 29 May 2007). Kirkwood modeled the course on par 3 holes from famous golf courses, including the 7<sup>th</sup> Hole from Pebble Beach, the 15<sup>th</sup> Hole from Cypress Point, and three holes from Augusta (Curtis, 1955). At the 9-hole course, Kirkwood also built a golf shop and clubhouse with a snack bar. Though the course would have appealed to golf history buffs, it proved too challenging for most average players, who also knew little about the history of the game. Because Kirkwood's Golf Center was essentially

a neighborhood course, the difficulty of play limited its draw, and it went bankrupt (George McCallister, Jr., personal communication, 29 May 2007).

In 1957, Kirkwood, Jr. sold an option to the course to George McCallister, Sr., a golfer and investor in sporting goods and real estate, and his partner and fellow Wilshire Country Club member, Art Andersen, founder of Western Freight and an industrial real estate investor. Along with his groundskeeper Zeke Avila, McCallister Sr. redesigned the course to make play easier—filling in the water and sand traps, and rebuilding the greens—ensuring that the course would be more accessible to players from the neighborhood. McCallister Sr. also provided a forum for people to learn the game, offering individual golf lessons, as well as group swing classes where an instructor demonstrated from a stage. Golf lessons were promoted in local newspapers, and McCallister Sr. was influential in lobbying the Los Angeles city schools to incorporate his form of golf instruction into physical education programs. The Studio City Golf Course, as it was then called, was frequented by film studio workers who lived in the area. While most private clubs were prohibitively expensive for the middle class, the Studio City course, though private, was open to the public at a reasonable price, so was positioned to take advantage of the growing popularity of golf in the 1960s following the televising of the PGA Tour and the stardom of Arnold Palmer (George McCallister, Jr., personal communication, 29 May 2007).

In 1966, McCallister Sr. replaced the maintenance building with a larger structure and built an enclosure at the driving range, creating 10 sheltered tees. Construction on the tennis courts began in 1974 spurred on by the interest in tennis of McCallister's partner, Art Andersen. Andersen had built a court at his house which proved to be a popular amongst his friends and family.

Recognizing a market need, Andersen and McCallister Sr. shortened and slightly repositioned the 5<sup>th</sup> and 6<sup>th</sup> tees to accommodate the construction of five tennis courts. Later, the width of the driving range was reduced to make room for an additional fifteen courts. Four were recently dismantled to accommodate the new Los Angeles City fire station (George McCallister, Jr., personal communication, 29 May 2007).

The Weddington Golf Course has been operated by the McCallister family since 1958, initially by George McCallister Sr., and later by his sons John and then George Jr. when McCallister Sr. passed away in 1990. Having managed another family course in Pomona, and developed a remodeling business, George McCallister, Jr. was brought on by his brother John to refurbish the course. McCallister Jr. became manager in 1993, and his brother John left to become a golf course designer. Groundskeeping has also been passed to a new generation: Zeke Avila Jr. is the chief groundskeeper for the course (George McCallister, Jr., personal communication, 29 May 2007).

Most of the trees on site were planted during or following the development of the golf course, but a row of Eucalyptus trees along Valley Spring Lane predates the course. In the 1960's, the McCallisters entered the tree nursery business, planting small palm trees in pots with an eye towards future revenue streams. Eventually, rather than being sold, the palm trees were planted on the grounds of the course. Including the palms, there are over 400 trees of at least 30 years of age per a tree inventory conducted on the site.

### Site Development Chronology

April 1955	Zoning variance filed by Joe Kirkwood, Jr. to permit use of property "as a privately operated recreations center consisting of a golf driving range and a nine-hole pitch-and-putt golf course. (LA Times April 4, 1955, 36.)
Jan. 1956	Driving range opened
May 1956	Joe Kirkwood, Jr. Golf Center officially opened with a celebrity gala hosted by Maurie Luxford.
Nov. 1957	George McCallister assumes operations and management of Studio City Golf Course (LA Times 11/16/1957; A4)
May 1973	Studio City Golf Course, Inc. signs lease with County of Los Angeles for use of 2.5 acres of flood control land just north of the Los Angeles River between Whitsett & Bellaire Avenues. (LA Times, May 20, 1973, SF_B4)
1974	Original four tennis courts constructed
2007	Los Angeles County Fire Station begins construction at southeast corner of site
2008	Name changed to Weddington Golf and Tennis Club

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### Building Permit History

- 1955: 8/8 Permit issued for a "Golf Shop and Club House," 86' 6" by 58' 6".  
Owner: Joe Kirkwood; architect: William M. Bray, AIA; contractor:  
Colonial Construction Co.; cost: \$25,000; exterior materials: wood &  
stone
- 9/12 Permit issued to move storage building, 16' x 20', on lot
- 11/8 Permit issued to add a partition around the clubhouse snack bar
- 1956: 1/5 Permit issued to build golf course & parking lot (use of land).  
Owner: Joe Kirkwood; architect: William M. Bray, AIA; contractor:  
Colonial Construction Co.
- 1962: 9/4 Permit issued to construct food storage room addition to clubhouse,  
7'6" x 10'6". Owner: Studio City Golf Course, Inc.; contractor: owner
- 1966: 9/21 Permit issued to demolish existing maintenance/storage building.  
Owner: Studio City Golf Course, Inc.; contractor: owner
- 9/27 Permit issued to construct maintenance building, 38' x 52'.  
Owner: George McCallister; architect, Miller & Miller Associates; engineer: E.F.  
Escalle, contractor: Mandavich Brothers; cost: \$15,800;  
materials: wood siding, shake roof
- 9/27 Permit issued to construct tee cover roof shelter, 26' x 80'.  
Owner George McCallister; architect, Miller & Miller Associates; engineer: E.F.  
Escalle, contractor: Mandavich Brothers; cost: \$8,300
- 1973: 8/22 Permit issued to cut/fill tennis court sites, 400 cubic yards.  
Owner: Studio City Golf Course; contractor: Gregory J. Merante
- 11/15 Permit issued to construct Tennis shop 20' x 25'.  
Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz;  
cost: \$7,600; materials: wood
- 11/15 Permit issued to install tennis court fencing, 12" high, 1,600 lf.  
Owner: Studio City Golf Course; contractor: Gregory J. Merante;  
engineer: Elliott L. Moscovitz; materials: chain link
- 12/20 Permit issued to revise parking lot layout  
Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz
- 1974: 12/12 Permit issued to install tennis court fencing, 12" high, 1,080 lf.  
Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz; location:  
southeastern portion of site between tennis shop & clubhouse; cost: \$9,000;  
materials: chain link
- 1975: 4/18 Permit issued to install tennis court fencing, 12" high, 960 lf.

1976: 10/10 Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz  
Permit issued to install fencing with lights, 12" high, 800 lf.  
Owner: Studio City Golf Course; engineer: Herman Goodman;  
cost \$14,000

#### IV. Regulations and Criteria of Evaluation

##### ***CEQA***

Pursuant to Section 15064.5 of the *CEQA Guidelines*, a historical resource is presumed significant if it is listed on the California Register of Historic Resources (CRHR) or has been determined to be eligible for listing by the State Historical Resources Commission (SHRC). A historical resource may also be considered significant if the lead agency determines, based on substantial evidence, that the resource meets the criteria for inclusion in the CRHR. CEQA also contains the following additional guidelines for defining a historical resource:

- California properties formally determined eligible for, or listed in the National Register of Historic Places (NRHP) (Section 5024.1.d.1);
- Those resources included in a local register of historical resources, as defined in Section 5020.1(k) of the *Public Resources Code*, or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the *Public Resources Code*;
- Those resources that a lead agency determines to be historically significant (generally, if it meets criteria for listing on the CRHC), provided the determination is supported by substantial evidence; or
- Those resources a local agency believes are historical for more broadly defined reasons than identified in the preceding criteria.

##### ***National Register of Historic Places***

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. The National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. The National Register criteria and associated definitions are outlined in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The following is a summary of *Bulletin 15*:

Resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed on the National Register. However, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included on the National Register. The following list of definitions is relevant to any discussion of the National Register:

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- A **structure** is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by humans, it is often an engineering object large in scale.
- A **site** is defined as the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.
- A **building** is defined as a structure created to shelter human activity.
- A **district** is a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.
- An **object** is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, moveable yet related to a specific setting or environment such as a historic vessel.

There are four criteria under which a structure, site, building, district, or object can be considered significant for listing on the National Register. These include resources that are one or more of the following:

- **Criterion A:** associated with events that have made a significant contribution to the broad patterns of history (such as a Civil War battlefield or a Naval Ship building Center);
- **Criterion B:** associated with the lives of persons significant in our past (such as Thomas Jefferson's Monticello or the Susan B. Anthony birthplace);
- **Criterion C:** embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (such as Frank Lloyd Wright's Taliesin or the Midwestern Native American Indian Mounds) or;
- **Criterion D:** have yielded or may likely yield information important in prehistory or history (such as prehistoric ruins in Arizona or the archaeological sites of the first European settlements in St. Augustine, Florida or at the Presidio of San Francisco).

A resource can be considered significant in American history, architecture, archaeology, engineering, and culture. When nominating a resource to the National Register, one must evaluate and clearly state the significance of that resource. A resource can be individually eligible for listing on the National Register for any of the above four reasons. A resource can also be listed as contributing to a

group of resources that are listed on the National Register. In other words, the resource is part of a historic district as defined above.

Districts are comprised of resources that are identified as contributing and non-contributing. Some resources within the boundaries of the district may not meet the criteria for contributing to the historic character of the district even though the resource is located within the district boundaries.

Contributing resources add to the historic association, historic architectural qualities, or archaeological values for which the district is significant because the resource was present during the period of significance, relates to the documented significant contexts, and possesses integrity.

Non-contributing resources do not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because the resource was not present during the period of significance, does not relate to the documented significant contexts, or does not possess integrity.

Resources that meet the above criteria and have been determined eligible for the National Register are subject to Section 106 of the National Historic Preservation Act when a federal undertaking is involved. Section 106 of the National Historic Preservation Act does not generally apply to resources where private funding is used to alter or change those resources.

### ***California Register of Historical Resources***

The California Register of Historical Resources (CRHR) is a listing of State of California resources that are significant within the context of California's history. The California Register criteria are modeled after National Register criteria. However, the California Register focuses more closely on resources that have contributed to the development of California.

All resources listed in or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing in the California Register. The primary difference between the National Register and the California Register is that the latter allows a lower level of integrity. The property must be significant at the local, state, or national level under one or more of the following criteria:

- *Criterion 1:* it is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
- *Criterion 2:* it is associated with the lives of persons important to the nation or to California's past.
- *Criterion 3:* it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- *Criterion 4:* it has yielded, or has the potential to yield, information important to the

prehistory or history of the state or the nation.

The California Register criteria are linked to CEQA. Under CEQA, resources are considered historically significant “if the resource meets the criteria for listing on the California Register” [Title 14 California Code of Regulations 15064.5 (3)].

***Resource Integrity***

To be eligible for either the National or California Registers, a resource must not only be historically or architecturally significant, it must also retain integrity or the ability to convey its significance. Integrity is grounded in an understanding of a property’s physical features and how they relate to its significance within one or more contexts. Integrity involves seven aspects: location, design, setting, materials, workmanship, feeling and association. These aspects closely relate to the resource's significance. For example, if the property is significant for architecture, the setting and association may not be as important as workmanship and materials. Integrity, particularly in the aspects important to the area of significance, must be primarily intact for National or California Register eligibility. Resources that have lost a great deal of their integrity are generally not eligible for the National Register. However, the California Register regulations have specific language regarding integrity, which note the following:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register [California Code of Regulations Title 15, 11.5 (c)].

**V. Evaluation of Eligibility**

For CEQA purposes, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) or a qualified local register (for further explanation of qualifying local registers, see IV. Regulations and Criteria of Evaluation). California properties formally determined eligible for or listed on the National Register of Historic Places are automatically listed on the CRHR. Weddington Golf and Tennis Club has not been previously listed on or determined eligible for the CRHR or the NRHP, nor has it been designated as a City of Los Angeles Historic-Cultural Monument.

For the purposes of this report, the Weddington Golf and Tennis Club was evaluated against the criteria of the California Register of Historical Resources, as is required by CEQA. It was not evaluated for national (National Register) or local (Los Angeles Historic-Cultural Monument) landmark eligibility.

**Significance Under the California Register**

The Weddington Golf and Tennis Club appears to be eligible for the California Register of Historical Resources under the following criteria:

**Criterion 1.** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*The Weddington Golf & Tennis Club appears to be locally significant in the area of recreation and entertainment as a community recreation center. Specifically, the 9-hole golf course and driving range were constructed in the mid-1950s and developed over the next ten years to provide the growing Studio City community with a publicly-accessible facility where children and adults alike could learn and practice the sport. The clubhouse, course, and driving range were a community draw, particularly for many patrons at all levels of the entertainment industry. The course and driving range reflects the broad popularity of golf in the 1950s and 1960s, and how such recreational facilities were valuable amenities to serve the rapidly growing suburban population base in the San Fernando Valley during its most significant period of community development.*

**Criterion 3.** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

*The Weddington Golf Course represents the essential characteristics of a local, community golf course in the mid-1950s. It has high associative value and it effectively communicates the features of such a facility. Its setting has high integrity, as do the component elements including the low-slung, Ranch style clubhouse (and its compatible, adjoining driving range shelter) that echo the preferred residential forms of the San Fernando Valley in that era, the golf course with its fairways lined in palm, eucalyptus, and pine trees, and associated features such as the golf ball-shaped light standards and putting green.*

### **Integrity**

The National Register Bulletin series provides guidance in regard to eligibility, integrity, period of significance and resource type. Essentially, for a property to qualify as an historic resource it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past (National Park Service, National Register Bulletin 15, 2002).

Bulletin 15 notes that an historic property derives its importance from its association with an important historic context and its retention of historic integrity of those features necessary to convey its significance. Insensitive modifications to an historic property can have a negative impact on that building's integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and their relation to its significance.

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity. The steps in assessing integrity are:

- Define the essential [or character-defining] physical features that must be present for a property to represent its significance

- Determine whether the essential physical features are visible enough to convey their significance
- Determine whether the property needs to be compared with similar properties
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present

### **Character-Defining Features**

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance.)

The character-defining features of the Weddington Golf and Tennis Club include:

- 9-hole golf course, composed of fairways, greens, and tees (5<sup>th</sup> & 6<sup>th</sup> holes altered).
- Park-like setting on the property created by extensive trees and open space.
- Clubhouse: including board-and-batten siding, shake roof with rectangular cut-outs at planters, brick fireplace and chimney, knotty-pine interior paneling, and lunch counter.
- Driving range (altered) with shed-roof canopy with shake roof.
- Putting green in front of clubhouse.
- Golf ball light standards.

### **Evaluation**

Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property must always possess several, and usually most, of the aspects: location, design, setting, materials, workmanship, feeling, and association. Ultimately, a property either does or does not have integrity. The following is a definition and analysis of each of the seven aspects of integrity in relation to this property.

**Location:** The place where the historic property was constructed or the place where the historic event occurred.

*The historic property remains in its original location. The property retains this aspect of integrity.*

**Design:** The combination of elements that create the form, plan, space, structure, and style of a property.

*The Weddington Golf and Tennis Club has been partially altered in terms of design. The northern portion retains its 1958 design in terms of golf course layout, location and design of the putting green and clubhouse. Alterations completed in 1974 to accommodate tennis courts required the realignment of two holes and the reduction in size (by nearly half) of the driving range. However, the alterations reflect the evolution of the property as a community recreation center. These alterations have the potential of becoming significant and, therefore, do not substantially subtract*

*from the property's integrity of design.*

*A 1966 maintenance building was demolished, but it was located in a part of the property that was removed from the clubhouse and starting and ending points of the course and did not contribute to the historic design.*

*The more recent construction of the fire station at the southeast corner of the site is not associated with the property's historic significance as a community recreation center. However, its siting at the southeast corner of the property minimizes the impact of the new construction on the property's integrity of design as the golf course layout remained unaffected.*

**Setting:** The physical environment of a historic property.

*Unlike location, setting refers to the character of the place in which the property played a historic role. It involves how, not just where, the property is situated, and its relationship to surrounding features and open space. Examples of features that create setting are: topographic features, vegetation, simple manmade features, and relationships between buildings and other features or open spaces.*

*Weddington Golf and Tennis Club largely retains its integrity of setting. Setting is a particularly important aspect of integrity for this property, and refers both to the property's surroundings and the setting created within the property by the arrangement and integrity of its component parts, combining buildings, outdoor spaces and hardscape, and landscaped areas, all with a particular purpose that contributes to the recognition of the property type and the associated use. The clubhouse is the nexus of all of the golf-related uses on the property, including the putting green, the starting and ending points of the golf course, and the driving range. The setting of the property is defined not just by the functional interrelationships of elements, but also by the sense of open space created by the design and location of the golf course. The site is buffered from Ventura Blvd. by its location along the Los Angeles River channel, and along each of the boundaries (as well as within the site), mature trees act as windbreaks, visual buffers, and markers of open space within the neighborhood and on the property.*

*The southeast corner of the property has been disrupted by the construction of a new fire station; however, it is oriented away from the significant areas of the historic property's. Furthermore, the station removed maintenance structures that were secondary to the significance of the property and only partially removed the tennis elements of the property. (The tennis courts are not considered contributing features.) Therefore, the overall impact of the new construction has been limited.*

**Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*The site retains its integrity of materials. This aspect of integrity refers mainly to building materials and to whether the original materials from the period of significance continue to compose the significant structures, objects, and hardscape of the grounds. The substantially unaltered clubhouse retains the characteristic materials of the interior and exterior, such as the board and batten siding,*

*shingled roof, and knotty pine paneling. The concrete patios that lie between the driving range, clubhouse, and first and last holes also contribute to the setting and design of the property. The driving range shelter is also unaltered and composed of its original materials.*

**Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*Workmanship is not a significant aspect of integrity for this property. Most of the building materials of the structures were mass produced and did not reflect either traditional building crafts or significant new materials or methods. Workmanship for this property is best exhibited in the superior maintenance of the fairways and greens. In this respect, the skilled craft of golf course maintenance reflects the property's workmanship and the Weddington Golf and Tennis Club retains its integrity of workmanship.*

**Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.

*As a result of retaining all material aspects of integrity, in whole or in part, Weddington Golf and Tennis Club retains its integrity of feeling.*

**Association:** The direct link between an important historic event or person and a historic property.

*As a result of retaining all material aspects of integrity, in whole or in part, Weddington Golf and Tennis Club retain its integrity of association.*

## **VI. Project Description**

*The following summary project description is excerpted from a more extensive project description provided by Planning Associates, Inc. (The complete description and proposed site plan are attached as Appendix A.)*

The proposed project involves the partial development of the Weddington Golf and Tennis Club site to make way for a senior residential condominium campus. As proposed, the existing property will be split into two parcels: Lot 1, which will retain its use as a golf course and driving range, and Lot 2, which will accommodate the senior residential condominium campus.

Lot 1, which will measure approximately 504,764 square feet, will retain the existing nine-hole golf course, club house, driving range, and 22 surface parking spaces. All existing elements (buildings, landscape, site features) of Lot 1 will remain unaltered by the proposed project.

Lot 2, which will measure approximately 196,946 square feet, will be located at the southeast corner of the current lot. The proposed project involves the removal of the existing tennis courts from the site. The parcel will be developed with a senior residential condominium campus, comprising five rectangular and one polygonal-shaped four-story buildings. Also on the site will

be approximately 109,176 square feet of landscape and hardscape, as well as subterranean parking spaces. These parking spaces will serve both the residential community and the golf club.

The proposed project leaves the existing clubhouse, putting green, and fairways intact. As shown on the attached site plan, the location of Building 4 of the proposed senior housing complex will encroach on the sixth tee, which will necessitate moving the tee a short distance to the west. The footprint of Building 2 encroaches on the south portion of the original parking lot, with its distinctive golf-ball-shaped light standards, which will necessitate the relocation of the affected light standards. To accommodate the lot subdivision and a proposed fire lane on Lot 2, the green for the fifth hole must be moved a short distance to the northeast. To accommodate the lot subdivision, the south driving range fence must be moved approximately twenty-one feet to the north, thus eliminating three driving range tees.

## VII. Analysis of Project Impacts

### *Threshold of Significance*

Section 15065 of the CEQA *Guidelines* mandates a finding of significance if a project would eliminate important examples of major periods of California history or prehistory. In addition, pursuant to Section 15064.5 of the CEQA *Guidelines*, a project could have a significant effect on the environment if it “may cause a substantial adverse change in the significance of an historical resource.” A “substantial adverse change” means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is impaired.” Material impairment means altering “in an adverse manner those characteristics of an historical resource that convey its historical significance and its eligibility for inclusion in the California Register of Historical Resources.”

Impacts to historical resources not determined to be significant according to any of the significance criteria described above are not considered significant for the purposes of CEQA. Generally, under CEQA, a project that follows *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA *Guidelines* 15064.5).

### *Secretary of the Interior’s Standard for Rehabilitation*

The purpose of the *Secretary of the Interior’s Standards for the Treatment of Historic Properties (The Standards)* is to promote responsible preservation practices that help to protect irreplaceable cultural resources. *The Standards* are meant to provide philosophical consistency in the preservation component of a development project and to guide essential decisions about the treatments to these properties. The preamble to the Standards states that they “are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.” Under CEQA *Guidelines* Section 15064.5(b)(3), conformity with *The Standards* in a development project is considered to mitigate impacts to historical resources to a less-than-significant-level.

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Although compliance with *The Standards* is presumed to constitute a less-than-significant impact on historical resources, compliance with *The Standards* is not the sole criteria for determining whether a project would cause a substantial adverse change in the significance of an historic resource, and a failure to comply with *The Standards* may or may not constitute a significant impact or substantial adverse change under CEQA Guidelines.

There are four overriding treatments discussed in *The Standards*: preservation, rehabilitation, restoration, and reconstruction. For this project, ARG has looked to the rehabilitation standards for guidance. The *Rehabilitation Standards* are a set of 10 guidelines intended to guide the rehabilitation process of an historical resource. Rehabilitation is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

The compatibility of the new design as a whole has been reviewed with respect to *The Standards*. Each of *The Standards* is listed below, followed by discussion of any potential for impacts in *italicized* text.

**Standard #1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

*The proposed project meets Standard #1. The majority of the property will be used as it was historically, which is a driving range and golf course (Lot 1). The portion of the lot that will be used for the senior residential complex currently accommodates the tennis courts (Lot 2), which were constructed outside of the period of significance of the site and are therefore not considered historic features.*

**Standard #2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

*The proposed project meets Standard #2. According to the project description, all character defining features of the property will be retained. Lot 1, which is the portion of the site that includes the golf course, clubhouse, driving range, putting green, and light standards, will be unaltered.*

*Should any of the golf ball light standards be removed in the process of removing part of the surface parking lot located at the eastern boundary of the property, they must be retained and relocated on site.*

**Standard #3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The proposed project meets Standard #3. The proposed plans do not suggest conjectural features*

*or elements from other historic properties.*

**Standard #4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*The proposed project meets Standard #4. No changes that have acquired historic significance were identified.*

**Standard #5:** Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*The proposed project meets Standard #5. Those elements that were determined to be character defining features will be retained unaltered in Lot 1.*

**Standard #6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*The proposed project meets Standard #6. It does not include the modification or replacement of elements that were determined to be character defining features.*

**Standard #7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

*The proposed project meets Standard #7. Current project plans do not indicate chemical or physical treatments will be used. Any treatments that could cause damage to historic materials should require review by a qualified professional in order to ensure conformance with this Standard.*

**Standard #8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*The identification of archeological resources was not completed as part of this report.*

**Standard #9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed project meets Standard #9. The proposed new senior housing development will occur apart from those features that have been determined to characterize the property. None of the buildings, landscape elements, or site features that were determined to be character-defining features will be destroyed by the proposed project. The lot subdivision, including the proposed siting of Building 4 and a necessary fire lane, necessitates the relocation of the sixth tee and*

*fifth hole, which will be moved approximately 90 feet and 25 feet, respectively, to the northwest along the property's south boundary. The fifth and sixth holes are not in their historic locations, owing to the 1970s reconfiguration of the southeastern portion of the course to make room for the construction of the tennis courts. No major landscape features (such as stands of trees) will be removed due to the development's encroachment.*

*Because the new project is located to the southeast of the existing golf course and driving range on what will be a different parcel, it will appear separate from the adjacent historic features. The project description does not describe how the two parcels will be differentiated from one another. ARG recommends that appropriate landscaping be used to create a "buffer" between the two parcels, such as the placement of trees or shrubs at the parcel boundary to act as a natural screen between the two properties.*

*The proposed project also calls for the elimination of some of the surface parking spaces at the eastern edge of the property due to the siting of Building 2. The golf ball light standards, which are located at this parking lot and were determined to be character defining features, should be retained in place. If they must be moved, they must be retained and relocated to an unaffected portion of the parcel.*

**Standard #10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed project meets Standard #10. If in the future the senior residential condominium campus were to be removed, the adjacent driving range, golf course and associated buildings in Lot 1 would remain unimpaired.*

## VIII. Conclusion

Under CEQA, properties that meet the criteria for listing on the California Register and National Register of Historic Places are considered historic resources. The Weddington Golf and Tennis Club appears to be eligible for the California Register and is therefore a historic resource under CEQA. Weddington Golf and Tennis Club appears to be significant at the local level under California Register Criterion 1, as a privately-owned community recreation (golf) center built to serve the growing community of Studio City in the mid-1950s; and under Criterion 3, as a property that embodies the distinctive characteristics of a type as a typical example of a post-war community golf course. It was not evaluated for National Register or Los Angeles Historic-Cultural Monument eligibility.

Because the project as currently proposed meets the *Secretary of the Interior's Standards for Rehabilitation*, it will not result in a significant adverse effect under CEQA. Any future modifications to the design should be reviewed for compliance with *The Secretary of the Interior's Standards*.

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APPENDIX: Project overlay map, December 23, 2011.

