

## **SINGLETON ESTATE**

384 Delfern Drive  
CHC-2015-3962-HCM  
ENV-2015-3963-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination
5. Letters in Support of Designation
6. Letter from the Owner's Representative

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3962-HCM  
ENV-2015-3963-CE

**HEARING DATE:** January 7, 2016  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1050  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 384 Delfern Drive  
Council District: 5  
Community Plan Area: Bel Air – Beverly Crest  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Bel Air – Beverly Crest  
Legal Description: TR 8236, Lots 3, 4, and 5

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

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

**OWNER:** Holmby Hills Premier Estate, LLC  
c/o Andrew Labi  
1100 Alta Loma Road, Unit 17 B  
West Hollywood, CA 90069

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

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

**RECOMMENDATION** That the Cultural Heritage Commission:

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Shannon Ryan, City Planning Associate  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## **FINDINGS**

- The Singleton Estate “is identified with historic personages or with important events in the main currents of national, State or local history” as the longtime residence of Dr. Henry E. Singleton. Singleton, the co-founder and former CEO of Teledyne, Inc. one of the country’s largest conglomerates, commissioned and was involved many aspects of designing the estate, which served as his personal residence for almost thirty years.
- The Singleton Estate “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an example of the New Traditional French style. New Traditional architecture emerged in the 1970s in reaction to modernism. It takes its inspiration from traditional architectural styles and applies the elements in contemporary ways.
- The Singleton Estate is “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.” The mansion was one of the final large-scale projects of master architect Wallace Neff and the grounds were designed by noted landscape architects Thomas Church and Philip Shipley.

## **CRITERIA**

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

## **SUMMARY**

Built in 1970, the Singleton Estate is a 15,520 square-foot single-family residence in the New Traditional French style. Growing literature and study of late 20<sup>th</sup> century architecture has identified New Traditional architecture as a style that reacted against the starkness of modernism and reflected a renewed interest in historicist architecture. The style includes appropriate proportions, details, and forms and utilizes modern materials and conveniences, such as attached garages. Virginia McAlester, advisor emeritus to the National Trust for Historic Preservation and author of *A Field Guide to American Houses*, writes that “in deffest of hands, it is difficult to distinguish a New Traditional from an earlier construction simply by looking at the exterior. The location and size of the house and the garage both provide clues, as do slightly inventive details.” The Singleton Estate applies the New Traditional style with a French Revival vocabulary that is translated in many details of the mansion including the roof, balconies, brick cladding, formalism, and fenestration. Some of the character-defining features of the mansion include:

- Horizontal orientation
- Formal entrance colonnade on primary elevation

- Steeply pitched hipped roof with boxed eaves
- Masonry, in this case white painted brick
- Semi-circular bays at the east elevation
- Simple block rectangular chimneys of brick
- Paired French doors with shutters for doors and windows
- Balconies with decorative metal railings
- Integral four-car garage

The interior of the house has an air of formality and grandeur, featuring a grand, two-story, oval-shaped foyer, marble and hardwood floors, wood paneling, and wood ceiling beams.

Dr. Henry E. Singleton commissioned Wallace Neff, Thomas Church, and Phil Shipley in 1969 to design the estate for him and his family in the Holmby Hills neighborhood of Los Angeles. Singleton was the co-founder and former CEO of Teledyne, Inc., one of the largest conglomerates in the United States that was worth \$5 billion dollars at its peak. Singleton was a very successful businessman and was able to dedicate a large amount of money to build his estate; construction costs were \$1,340,000, equal to roughly \$8.5 million today.

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

- Ojai Valley Country Club (1923), Ojai, CA
- Petitfils Residence (1926), Los Angeles, CA, HCM# 916
- Robert F. Garner, Jr. House (1938), San Marino, CA
- Airform House (1946), Pasadena, CA

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

## **DISCUSSION**

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



The Singleton Estate also “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.” The property is an excellent example of the New Traditional French style which emerged in the 1970s and continues to be applied to residential designs across the country. New Traditional architecture embraces historical architectural styles but in a contemporary way. The house displays clear influences of French Revival architecture maintaining symmetry and formality but slightly grander and larger proportions common of the New Traditional style. The mansion’s horizontal orientation, symmetry, steeply-pitched roof, slender chimneys, brick cladding, French doors, dormers, and attached garage are all reflective of the style. The house integrates seamlessly with the tennis courts, pool, rolling hills, and landscaping of the seven-acre parcel in which it is situated. The design of the house was influenced by one of Wallace Neff’s earlier French Revival commissions built for Joan Bennett in 1938 at 515 S. Mapleton Drive. The Singletons originally wanted to purchase the house, but negotiations fell through and they commissioned Neff to build them a similar house that was more monumental with Italian marble, hand-painted wall paper, walnut wood paneling and Heath Ceramic tile.

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

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

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

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

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

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

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

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

Categorical Exemption ENV-2015-3963-CE was prepared on December 1, 2015.

## **BACKGROUND**

The Singleton Estate had previously been taken under consideration for Historic-Cultural Monument status on May 12, 2015 and was denied final approval on July 16, 2015. At the time, the commission commented that there was not enough information on the original plans for the property.

A new application for a previously-declined site may not be placed on the Cultural Heritage Commission (CHC) agenda unless a Commission committee report determined that one or both of the following events have occurred:

1. Substantial new historic information has been documented which makes the latest application materially different from the previous one, or
2. Subsequent architectural rehabilitation which meets the U.S. Secretary of the Interior’s Standards for Rehabilitation has been completed.

The new application for this previously denied property provided substantial new information in the form of correspondence with Neff, Singleton, and Church regarding the development of the project, architectural specifications, and drawings. This new information solidified the high level

of involvement of Neff in all aspects of the project from initial concept to details like interior finishes. It also included the original landscape plans for the property and verified the original intent of the design by Church. New information was also provided on the architectural style of the house. Due to this new information, a subcommittee of the CHC, consisting of Commissioners Barron and Kennard, reviewed the application and recommended that the Commission schedule the application for a reconsideration hearing on November 5, 2015. At the hearing, the Cultural Heritage Commission voted to take the property under consideration.

On December 10, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky viewed the property from the public right-of-way, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

## CITY OF LOS ANGELES

CITY CLERK'S USE

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

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT  
5

PROJECT TITLE

Singleton Estate Historic-Cultural Monument

LOG REFERENCE

ENV-2015-3963-CE

CHC-2015-3962-HCM

PROJECT LOCATION

384 Delfern Drive

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Designation of the Singleton Estate as a Historic-Cultural Monument.

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

CONTACT PERSON

Shannon Ryan

AREA CODE

213

TELEPHONE NUMBER

978-1192

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

EMERGENCY PROJECT

Sec. 15269 (b) &amp; (c)

Art. II, Sec. 2a (2) &amp; (3)

× CATEGORICAL EXEMPTION

Sec. 15300 *et seq.*

Art. III, Sec. 1

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

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

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

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

SIGNATURE



TITLE

City Planning Associate

DATE

12/1/15

FEE:

RECEIPT NO.

REC'D. BY

DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3962-HCM  
ENV-2015-3963-CE

**HEARING DATE:** November 5, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 384 Delfern Drive  
Council District: 5  
Community Plan Area: Bel Air – Beverly Crest  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Bel Air – Beverly Crest  
Legal Description: TR 8236, Lots 3, 4, and 5

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

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

**OWNER:** Holmby Hills Premier Estate, LLC  
c/o Andrew Labi  
1100 Alta Loma Road, Unit 17 B  
West Hollywood, CA 90069

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

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

**RECOMMENDATION** That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Shannon Ryan, City Planning Associate  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## **SUMMARY**

Built in 1970, the Singleton Estate is a single-family residence in the New Traditional French style. Growing literature and study of late 20<sup>th</sup> century architecture has identified New Traditional French as a style that reacted against the starkness of modernism and reflected a renewed interest in historicist architecture.

The exterior of the building exhibits many character-defining features of the New Traditional French style including:

- Entrance colonnade on primary elevation
- Steeply pitched hipped roof with boxed eaves
- Masonry exterior, in this case painted brick
- Simple block rectangular chimneys of brick
- Paired French doors with shutters for doors and windows
- Balconies with decorative metal railings

Dr. Henry E. Singleton commissioned Wallace Neff, Thomas Church, and Phil Shipley in 1969 to design the estate for him and his family. Singleton was the co-founder and former CEO of Teledyne, Inc., one of the largest conglomerates in the United States.

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

- Ojai Valley Country Club (1923), Ojai, CA
- Petitfils Residence (1926), Los Angeles, CA, HCM# 916
- Robert F. Garner, Jr. House (1938), San Marino, CA
- Airform House (1946), Pasadena, CA

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

The subject application requests a reconsideration of a property that was once denied HCM status. A new application for a previously-declined site may not be placed on the Cultural Heritage Commission (CHC) agenda unless a Commission committee report determined that one or both of the following events have occurred:

1. Substantial new historic information has been documented which makes the latest application materially different from the previous one, or
2. Subsequent architectural rehabilitation which meets the U.S. Secretary of the Interior's Standards for Rehabilitation has been completed.

The Singleton Estate was taken under consideration for Historic-Cultural Monument status on May 12, 2015 and was denied final approval on July 16, 2015. At the time, the commission commented that there was not enough information on the original plans for the property.

The new application for this previously denied property provides substantial new information in the form of correspondence with Neff, Singleton, and Church regarding the development of the project, architectural specifications, and drawings. This new information solidifies the high level of involvement of Neff in all aspects of the project from initial concept to details like interior finishes. It also includes the original landscape plans for the property and verifies the original intent of the design by Church. New information was also provided on the architectural style of the house. Due to this new information, a subcommittee of the CHC, consisting of Commissioners Barron and Kennard, reviewed the application and recommended that the Commission schedule the application for a reconsideration hearing.

### **CRITERIA**

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

### **FINDINGS**

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:			
Other Associated Names:			
Street Address:		Zip:	Council District:
Range of Addresses on Property:		Community Name:	
Assessor Parcel Number:	Tract:	Block:	Lot:
Identification cont'd:			
Proposed Monument Property Type:	Building	Structure	Object
		Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?
Architect/Designer:	Contractor:		
Original Use:	Present Use:		
Is the Proposed Monument on its Original Site?	Yes	No (explain in section 7)	Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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


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

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### ***Applicant***

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

### ***Property Owner***

Is the owner in support of the nomination?

Yes

No

Unknown

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

### ***Nomination Preparer/Applicant's Representative***

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

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Katie E. Horack

Name:

Date:

Signature:

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

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

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



City of Los Angeles  
Department of City Planning

10/30/2015  
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

CHC-2015-1448-HCM  
ENV-2015-1449-CE  
ENV-2015-3963-CE  
CHC-2015-3962-HCM

CASE NUMBERS

CPC-1986-829-GPC  
ORD-183497  
ORD-167564-SA3220  
YD-16620-YV  
CFG-2000

Address/Legal Information

PIN Number	141B157 4
Lot/Parcel Area (Calculated)	95,865.9 (sq ft)
Thomas Brothers Grid	PAGE 592 - GRID C6
Assessor Parcel No. (APN)	4358007003
Tract	TR 8236
Map Reference	M B 112-94/97
Block	None
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	141B157 144B157

Jurisdictional Information

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

Planning and Zoning Information

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

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

500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	4358007003
Ownership (Assessor)	
Owner1	HOLMBY HILLS PREMIER ESTATES LLC
Address	1100 ALTA LOMA RD STE 1703 LOS ANGELES CA 90069
Ownership (City Clerk)	
Owner	HOLMBY HILLS PREMIER ESTATES LLC
Address	1100 ALTA LOMA RD APT 1703 LOS ANGELES CA 90069
APN Area (Co. Public Works)*	2.189 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$297,542
Assessed Improvement Val.	\$0
Last Owner Change	04/21/15
Last Sale Amount	\$59,356,593
Tax Rate Area	67
Deed Ref No. (City Clerk)	823392
	760818
	4-504
	3-867
	1764325
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	Yes
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000

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

Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

#### **Economic Development Areas**

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### **Public Safety**

##### Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	806

##### Fire Information

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

CASE SUMMARIES

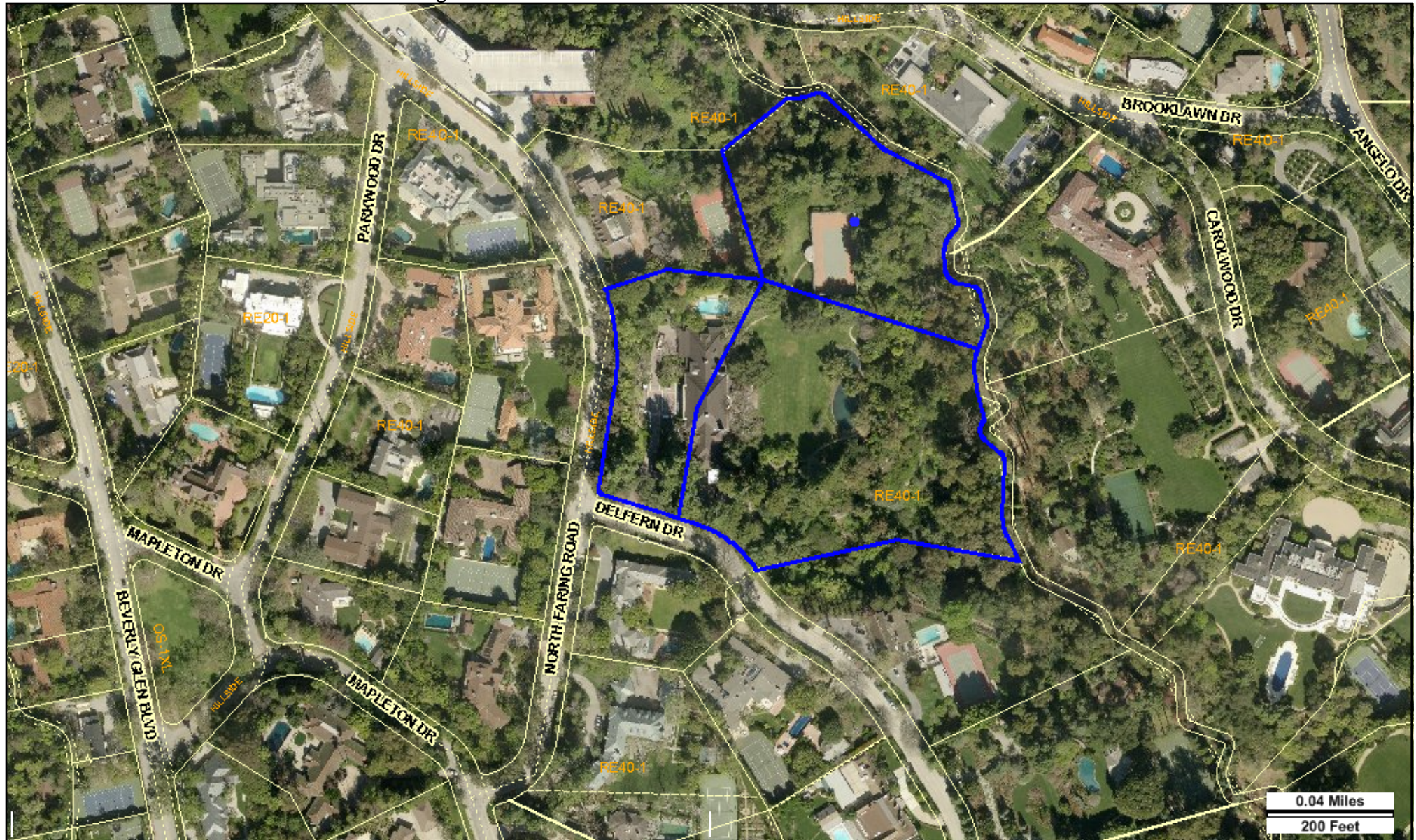
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-829-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - BEL AIR-BEVERLY CREST AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (DON TAYLOR)
Case Number:	YD-16620-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497  
ORD-167564-SA3220  
CFG-2000





Address: undefined

APN: 4358007003

PIN #: 141B157 4

Tract: TR 8236

Block: None

Lot: 3

Arb: None

Zoning: RE40-1

General Plan: Minimum Residential





**DATE:** September 28, 2015

**a. INTRODUCTION**

This revised Historic-Cultural Monument nomination for 384 Delfern Drive (Singleton Estate) has been augmented based on the review of additional primary and secondary source documentation. Collections visited in the preparation of this nomination include:

- Wallace Neff Collection, The Huntington Library, San Marino. Notable research findings include Wallace Neff's original drawings (plans and elevations) of the Singleton residence and correspondence between the Singletons and Neff.
- Wallace Neff Archives, University of Southern California Libraries, Los Angeles. Notable research findings include Neff's original specifications for the Singleton residence.
- Thomas Church Collection, University of California, Berkeley, Environmental Design Archives. Notable research findings include original schematic drawings by Church for the Singleton Estate, as well as correspondence between Neff, Church, landscape architect Phil Shipley, and the Singletons.

A review of these materials provided evidence of the following:

Although the Singleton commission occurred late in his career, Wallace Neff was intimately involved in the design of the Singleton Estate from start to finish. Drawings, specifications and correspondence between Neff and the Singletons and the landscape architects show the architect's hand in all matters of the project, from the concept and design of the house to the selection of interior finishes.

No expense was spared in the design and construction of the Singleton Estate. The Singletons commissioned the finest architect and landscape architects of the day to design their estate. Lavish finishes of marble, oak, and black walnut parquet floors, hand-painted wall paper, and ceramic floor tile from Heath Ceramics were selected by Neff and the Singletons. The construction cost of \$1,340,000 would amount to roughly \$8.5 million in the present day.

The designed landscape is directly reflective of the work of master landscape architect Thomas Church. A comparison of Church's schematic drawings of the estate and aerial imagery of today's landscape indisputably shows Church's design. The placement of the pool and tennis courts were planned by Church to provide the maximum amount of privacy and so as to not obstruct the view of the natural landscape from the house. Formal gardens and terraces were placed directly adjacent to the house, providing exterior living space, while the remaining acreage has the appearance of a natural landscape. The placement and appearance of the pond, at a distance from the house but within view, is a Church hallmark. The dense cluster of trees around the property's rear perimeter provides a natural boundary between the estate and neighboring properties. Church was chagrined at the infill of the natural canyon which had to occur in order for the Singleton Estate to be constructed; however, he proceeded with the commission and succeeded in creating a landscape that looked as though it had been untouched in the creation of the estate – a testament to his genius.

**HISTORIC-CULTURAL MONUMENT**

**NOMINATION FORM**

SINGLETON ESTATE

384 Delfern Drive, Holmby Hills, 90077

In addition to the research findings listed above, this revised nomination includes further investigation into the architectural style of the Singleton Estate. Upon review of growing scholarship about “New Traditional” architecture of the latter decades of the twentieth century, it is apparent that the Singleton Estate is an early and notable example of the New Traditional French style. A reaction against the starkness of modernism, the style reflects renewed interest in historicist architecture that continues through the present day.

**1. PROPERTY IDENTIFICATION**

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

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

Council District: 5

Community Name: Holmby Hills

Assessor Parcel Number: 4358-007-015

Tract: 8236

Block: 26, 27

Lot: 4, 5

Property type: Building

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

**4. ALTERATION HISTORY**

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

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

## **7. WRITTEN STATEMENTS**

### **A. Proposed Monument Description**

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

#### **Property Description**

##### *Site*

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

##### *Residence - Exterior*

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

Fenestration primarily consists of wood divided-light French doors along the east and west façades, hipped dormer windows at the north, south and east elevations, and wood casement windows at the

north elevation. Along the east façade, just north and south of the entrance, are two semi-circular bays lined with fixed wood windows. The bays are one story in height, and the tops of the bays form a balcony at the second story. Two pairs of wood French doors open onto each of the balconies.

*Residence - Interior*

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

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

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

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

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

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

**Character-Defining Features**

*Site and Landscape*

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

*Residence - exterior*

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

*Residence – interior*

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

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

## **B. Statement of Significance**

### **Summary**

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

- ***It is identified with historic personages.***

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

- ***It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction.***

The Singleton Estate is also an excellent and early example of the New Traditional French style, an architectural idiom that emerged in the 1970s and continues to be applied to residential designs across the country. Reflecting a renewed interest in historical styles after decades dominated by modernism, well-articulated examples of the style feature historically appropriate proportions, details, and forms while offering modern materials and conveniences. The Singleton residence embodies the character-defining features of the style, including its horizontal orientation, formal appearance, symmetry, steeply-pitched hipped roof, prominent chimneys, brick veneer, French doors, hipped dormers, and integral four-car garage.

- ***It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.***

The Singleton Estate is a significant work of master architect Wallace Neff. Neff, who practiced in Southern California from 1919 to 1975, was known for his early adaptations of the Spanish Colonial Revival style, though he designed in various Period Revival styles throughout his career. By the 1930s, Neff had become the architect of the rich and famous, with clientele including Hollywood film couples Frances Marion and Fred Thomas, and Mary Pickford and Douglas Fairbanks; heir to the Singer Sewing

Machine Company, Arthur K. Bourne; and publisher of the *Los Angeles Times*, Norman Chandler. The Singleton Estate was the last major project of Neff's prolific career and one in which he was deeply involved. Its New Traditional design gave the architect the opportunity to create a house in a style with which he was intimately familiar for a client for whom money was no object, making it an apt bookend to a long and immensely prolific career.

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

### Historical Background

#### *Holmby Hills and Site Development*

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

384 Delfern Drive is located on Lots 4 and 5 of Blocks 26 and 27 in Tract No. 8236. The tract, with the rest of Holmby Hills, was subdivided in 1925 by the Holmby Corporation and the Janss Investment Company. The lots were two of only a few parcels left undeveloped in the late 1960s, presumably because of their challenging topography (a sizeable canyon separated the two lots) that hindered the development of a grand residence like those in the immediate vicinity. Dr. and Mrs. Singleton acquired the lots circa 1968. It took two years and thousands of dollars to fill and grade the site in preparation for the construction of their estate. By 1970, the house, designed by master architect Wallace Neff, was

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

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

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

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



complete, and the Singleton family began occupying it shortly thereafter. The complex landscape, created by noted landscape architects Thomas Church and Philip Shipley, and including rolling stretches of lawn, a number of mature shade trees, paved walkways, tennis courts and a swimming pool, was not complete until 1972.

*Henry E. Singleton*

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

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

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

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

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

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

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

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

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

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



*New Traditional French Style*

The Singleton residence is an excellent and early example of the New Traditional French style, an architectural mode that appeared in the designs of grand estates and mansions in the 1970s and '80s. The style's precedent, French Revival architecture, was prevalent in Los Angeles during the city's population boom in the 1920s. Applied to single- and multi-family residences through the 1940s, Period Revival styles were largely replaced with more modern architectural modes in the postwar era. A renewed interest in earlier architectural traditions appeared in the late 1960s and early 1970s, nurtured by increasing boredom with the aesthetic starkness of Modernism as well as historic nostalgia brought upon by the U.S. Bicentennial.

Architectural responses to modernism in the latter decades of the twentieth century included New Formalism, predominantly an institutional style which applied simplified historical motifs to formal, symmetrical buildings; and Post Modernism, which integrated exaggerated and proportionally inaccurate historicist details to buildings in frequently colorful and whimsical ways. New Traditional architecture, in contrast, adopted historicist Period Revival styles almost to the letter. Virginia McAlester, advisor emeritus to the National Trust for Historic Preservation and author of *A Field Guide to American Houses*, writes that "in the deftest of hands, it is difficult to distinguish a New Traditional from an earlier construction simply by looking at the exterior. The location and size of the house and the garage both provide clues, as do slightly inventive details."<sup>14</sup>

In the design of their residence, the Singletons chose perhaps the deftest interpreter of historic architectural styles: Wallace Neff, at the tail end of a long career but still in practice. The house's historically accurate proportions, forms, and detailing, as well as its integration of modern features such as an integral and prominently placed four-car garage and sliding glass patio doors, are exemplary of New Traditional French architecture. Its horizontal orientation, loose symmetry, steeply-pitched hipped roof, slender chimneys, brick cladding, French doors and dormers are also evocative of the style. Built in 1970, the Singleton Estate is an early and master architect-designed example of an architectural style that continues to be used to the present day.

*Wallace Neff*

Wallace Neff had a prolific career in Southern California, primarily designing single-family residences from 1919 until 1975. He was perhaps best known for his interpretations of the Spanish Colonial Revival style, helping to develop what is often referred to as California's "indigenous" style. Wallace Neff was born in 1895 in La Mirada, California, on a ranch owned by his maternal grandfather, Andrew McNally (co-founder of the mapmaking firm Rand McNally). He was born to Edwin and Nannie Neff, who had recently migrated to California from Chicago. In 1909, the family moved to Europe, where Neff attended boarding school in Switzerland, studied drawing and painting in Munich, and apprenticed with a German architectural office. Upon returning to America, Neff enrolled in the architecture program at the Massachusetts Institute of Technology (MIT). In 1917, when America entered World War I, Neff was forced to move back to California, assigned to duty with the Shipping Board of the U.S. Army in a shipyard in Wilmington. During his time in Wilmington, Neff grew fond of shipbuilding, and he took a

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<sup>14</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, Inc., 2013), 684-685, 717.

course in naval architecture at the University of Southern California.<sup>15</sup> After the war, Wallace chose not to go back to MIT, but rather to find work in California. While designing a vacation home for his mother in Santa Barbara, Neff became acquainted with noted Santa Barbara architect George Washington Smith. Neff greatly admired the work of Smith, who was known for his Spanish-style designs. Neff apprenticed with Smith without pay until he could no longer afford to do so. Upon returning to Pasadena, Neff found work as a designer of speculative houses in the Hollywood office of the Frank Meline Company. In 1922, Neff received his architecture license and left the company to start his own firm.<sup>16</sup>

Wallace Neff set up his practice in Pasadena in 1922, just as the “California style,” rooted in the state’s Spanish and indigenous past, was beginning to mature. He became a reputable architect over a short period of time, establishing himself through early works such as the Ojai Valley Country Club and stables for E.D. Libbey of Toledo, for which he received an Honor Award from the Southern California chapter of the American Institute of Architects (AIA) in 1923. That same year, he received another AIA Honor Award for a Spanish-style house he had designed for Mr. and Mrs. Henry Walker on California Boulevard in Pasadena.<sup>17</sup> Neff developed his own unique manner of design through manipulating the proportions and massing of traditional Mediterranean and indigenous architecture. His fresh take on traditional styles were so well received that speculative builders began building imitation-Neff houses across Los Angeles. In 1923, just as his career had begun to take off, Neff married Louise Up de Graff. Together, they had three children, one girl and two boys.<sup>18</sup>

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

With the Great Depression came a decline in the widespread popularity of romantic regional architecture, which many saw as derivative and historicist, in favor of modernism. Neff struggled through the early years of the Depression; he sold his Pasadena office and moved to Hollywood where he rented office space and an apartment. During this time, Neff developed a fondness for the French style, which he applied to a number of commissions in the 1930s, including the Fredric March House in Beverly Hills (1934), the Joan Bennett House in Holmby Hills (1938), and the Robert F. Garner, Jr. House

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

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

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

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

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

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

in San Marino (1938). Hollywood celebrities Mary Pickford and Douglas Fairbanks hired Neff to carry out several alterations, additions and redecoration of their Pickfair estate, which helped to keep him afloat during the Depression.<sup>21</sup>

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

With the 1950s came new challenges for Neff, as clientele sought modernist estates and Ranch style houses. Struggling to find work in the residential sector, he entered several competitions to design buildings for college campuses, with some success. In 1948, he won competitions to design two residence halls and a gymnasium at Loyal University, and in 1950, he was chosen to design a gymnasium and an addition to the student union at the Pomona College in Claremont.<sup>24</sup> As Neff regained confidence in his architectural abilities, he again began to attract residential commissions, designing in the postwar style architectural historian David Gebhard called "soft modernism."<sup>25</sup> His one-story houses achieved a closer connection to the land than his grand 1920s residences; he made extensive use of indoor-outdoor plans, open floor plans and large, floor to ceiling windows. Examples of this stylistic shift include Neff's Groucho Marx House in Beverly Hills (1956), the Harpo Marx Houses in Rancho Mirage (1956) and the Edgar Richards House in Palm Springs (1956). In 1954, the Southern California chapter of the AIA presented Neff with an honor award for the Myrtle Hornstein House, and in 1956, he was nominated a Fellow of the AIA.<sup>26</sup>

The 1960s marked a return to the California style Neff had become so well known for decades earlier. The Roy Eaton House (1962) and the Robert K. Straus House (1969), both Spanish Colonial Revival in style, represent this shift. In 1969, Neff received his last major commission from Dr. Henry E. Singleton for a large estate in Holmby Hills.<sup>27</sup> Dr. and Mrs. Singleton had initially attempted to buy the house Neff

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

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

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

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

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

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

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

designed for Joan Bennett in 1938; however, negotiations fell through.<sup>28</sup> The Singletons hired Neff to design a house in the same French style as the Bennett house, but on a much grander scale and with modern conveniences. The family's inclination toward French Revival architecture represented a renewed interest in historicist styles that emerged in the 1970s. Neff's previous experience with French Revival architecture allowed him to create a historically appropriate design, while simultaneously integrating modern features. At the Singletons' request, Neff specified the most lavish of materials, including Italian marble, hand-painted wall paper, walnut wood paneling, and Heath Ceramics tile.<sup>29</sup> Construction costs totaled over \$1.3 million.<sup>30</sup> Neff, knowing this would be his last major project, was involved in every detail of the house's design, from finding mature shade trees for the gardens to selecting terracotta urns for the terrace. Wallace Neff died on June 9, 1982, little more than ten years after the completion of the Singleton residence.

*Thomas D. Church and Philip A. Shipley*

The estate at 384 Delfern Drive features a landscape designed by noted landscape architects Thomas Church and Philip Shipley. Thomas D. Church was born in 1902 in Boston, Massachusetts. Shortly after his birth, his parents moved to the Ojai Valley in Southern California. Upon his parents' divorce, Thomas and his sister, Margaret, moved to Oakland, California with their mother, Wilda. In 1922, Church received a bachelor's degree in landscape architecture from UC Berkeley, and in 1926, he graduated from Harvard University with a master's degree in city planning and landscape architecture. In 1930, Church moved to San Francisco to establish his own practice. Church's style was largely shaped by a visit to Europe in 1937 with his wife Betsy. There, he met Alvar Aalto whose designs inspired Church to create more informal and relaxed landscape plans. Site planning became increasingly important in his work. Veering from the orthodox formalism of traditional designed landscapes, he stressed the importance of multiple vantage points, so that views not only from the house were pleasing to the onlooker. Church's career took off upon his return home; in the following decades, he designed over 2,000 private gardens in California and 24 other states.<sup>31</sup> Church, known to be the pioneer of modern landscape architecture and the 'California Style', died in San Francisco in September of 1978. He was 76 years old.<sup>32</sup>

Philip A. Shipley was born in 1913 in Santa Paula, California, to warehouse broker Frank H. Shipley and Eliza Shipley.<sup>33</sup> After graduating from UC Berkeley with a degree in landscape architecture in 1933, he moved to Southern California to set up his own practice. Known for his simple yet unusual landscape plans, Shipley designed for the wealthy and famous, from Presidents Richard Nixon and Ronald Reagan, to celebrities such as Frank Sinatra, Clark Gable, Walt Disney and Lew Wasserman. In addition to residential commissions, Shipley was hired to design several commercial and research complexes including Palm Springs' Eldorado Country Club, Las Vegas' Tropicana, the Jet Propulsion Laboratory

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

<sup>29</sup> Wallace Neff, General Specifications of Labor to Be Performed and Materials to Be Furnished in the Construction of a Residence for Dr. and Mrs. Henry E. Singleton, 384 Delfern Drive at Faring Road, Holmby Hills, California, June 1969, 10, 24, and 29.

<sup>30</sup> Accounting for inflation, this roughly equals \$7.5 million in 2015.

<sup>31</sup> "He Changed the Landscape," Stanford Alumni, Stanford University, [http://alumni.stanford.edu/get/page/magazine/article/?article\\_id=37793](http://alumni.stanford.edu/get/page/magazine/article/?article_id=37793) (accessed 24 February 2015).

<sup>32</sup> "Architect, College Planner Thomas Church, 76, Dies," *Los Angeles Times*, 1 September 1978, F4.

<sup>33</sup> United States Census, 1920.

campus and TRW headquarters in El Segundo and Universal Studios. Philip Shipley died in 2001 at the age of 88.<sup>34</sup>

The landscape at 384 Delfern Drive is the product of collaboration between Thomas Church and Philip Shipley. Church, who had been the Singletons' initial choice as landscape architect, was leaving on a six-month-trip to Rome. Church recommended they commission Shipley to see the design through construction, as he was a local landscape architect and had proven experience designing the landscapes of large private estates. Between 1971 and 1973, through a series of meetings and mail correspondence, Shipley and Church worked together on the design of the forecourt, terrace, gardens, swimming pool and paved walkways.<sup>35</sup> Church's influences on the landscape design are clear. Brick terraces, appropriately scaled to the house, the siting and orientation of the house to provide for maximum views, the use of mature trees to provide a sense of time and place, and the creation of livable outdoor spaces, sheltered from the elements, are evocative of Church's designs and apparent at the Singleton House.<sup>36</sup> Church was able to relay his ideas for aspects such as the siting and shape of the swimming pool and the design of the garden terrace through "conversation plans" he drew that Shipley would then present to Neff and Singletons, and modify as necessary.<sup>37</sup> Together, Church and Shipley created a cohesive and seemingly effortless landscape design that was appropriate to the lifestyle of the Singleton family and could hold its own against the immense scale of Wallace Neff's mansion. The natural appearance of the landscape belies the tremendous feat that went into its creation – the infill of a canyon, and years of design, correspondence and planning – and serves as a testament to the genius of its creators.

### **Period of Significance**

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

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

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

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<sup>34</sup> "Philip A. Shipley; Did Landscape Design for Presidents, Celebrities," *Los Angeles Times*, 3 August 2001.

<sup>35</sup> Correspondence between Thomas Church, Philip Shipley, Wallace Neff and Henry Singleton, 1970-1973.

<sup>36</sup> Thomas D. Church, *Gardens are for People*, preface and forward by Grace Hall and Michael Laurie, 3<sup>rd</sup> ed. (Berkeley: University of California Press, 1995).

<sup>37</sup> *Thomas Church, Landscape Architect: Designing a Modern California Landscape*, ed. Marc Treib (San Francisco: William Stout Publishers, 2003), 150.

### **Integrity**

In addition to meeting multiple eligibility criteria, the Singleton Estate is unaltered and retains a high degree of physical and associative integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”<sup>38</sup> The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

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

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<sup>38</sup> U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



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

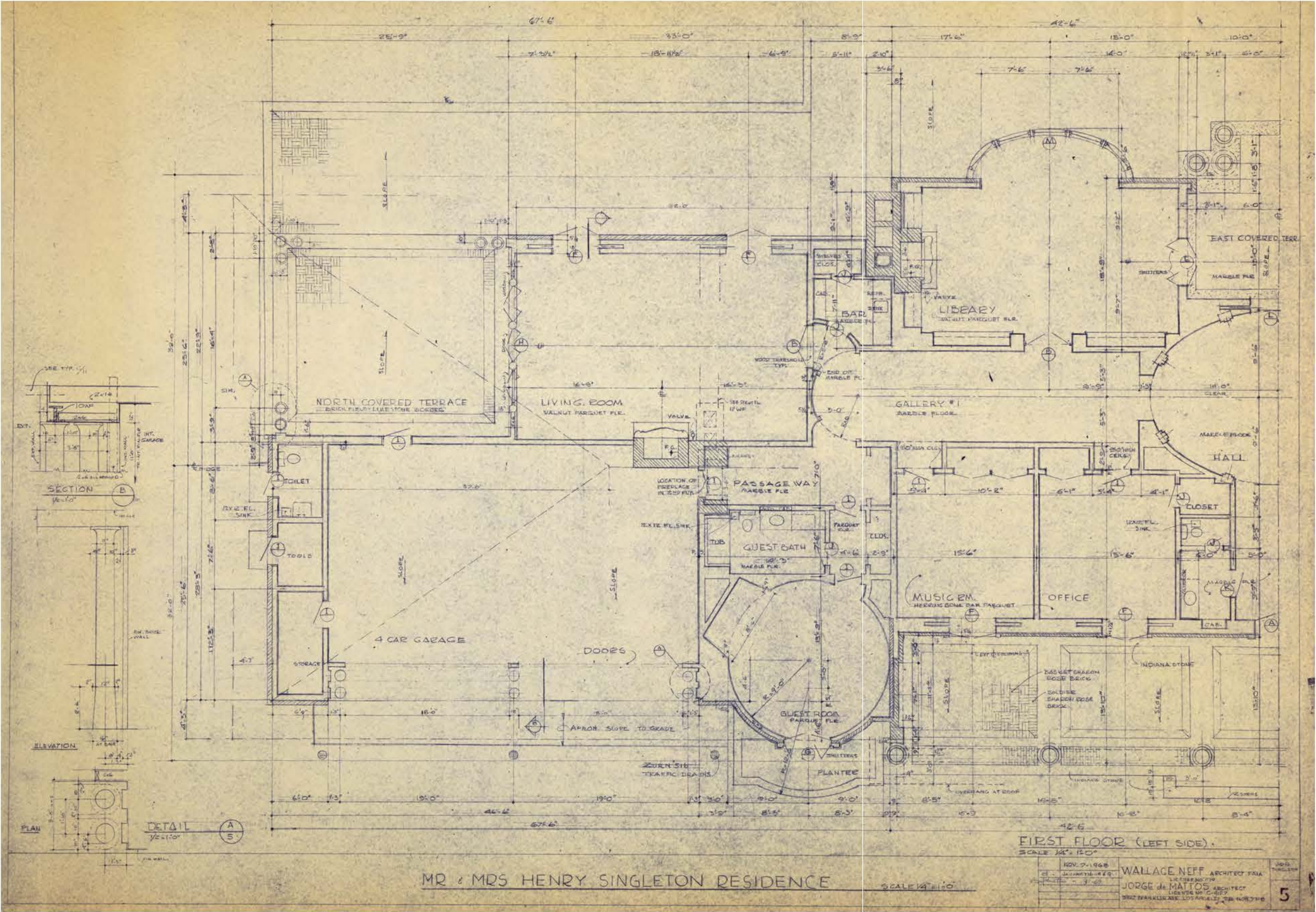
August 31, 2015

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**Items Attached**

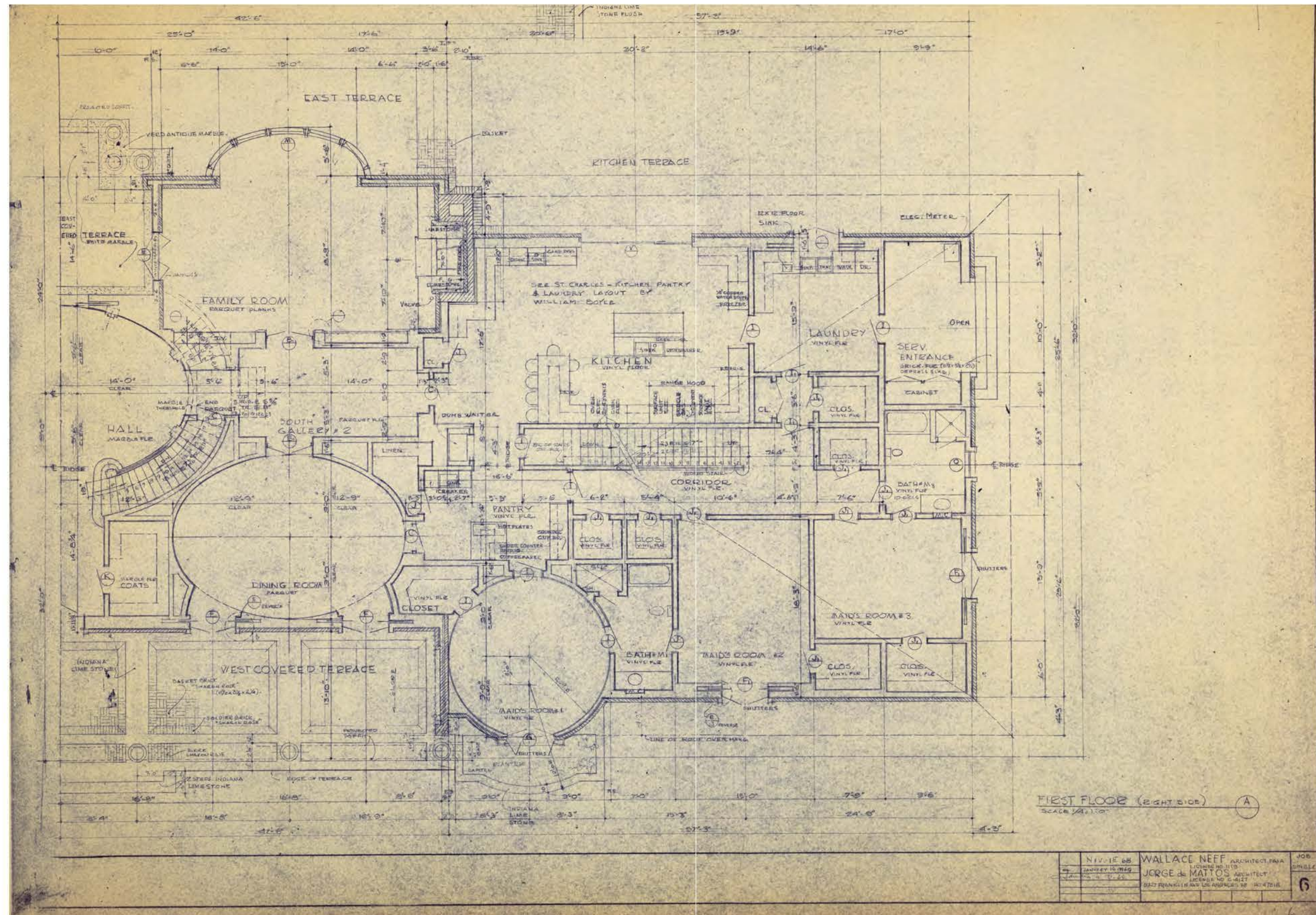
- 01 Original drawings of the Singleton Estate
- 02 Los Angeles Department of Building and Safety permits
- 03 General specifications for the construction of the Singleton Estate (marble, wood, and tile finishes)
- 04 Correspondence regarding the construction of the estate
- 05 Correspondence regarding the landscape design of the estate
- 06 Thomas Church landscape drawings
- 07 Historic Photos, Singleton Estate during construction
- 08 Existing Conditions Photos





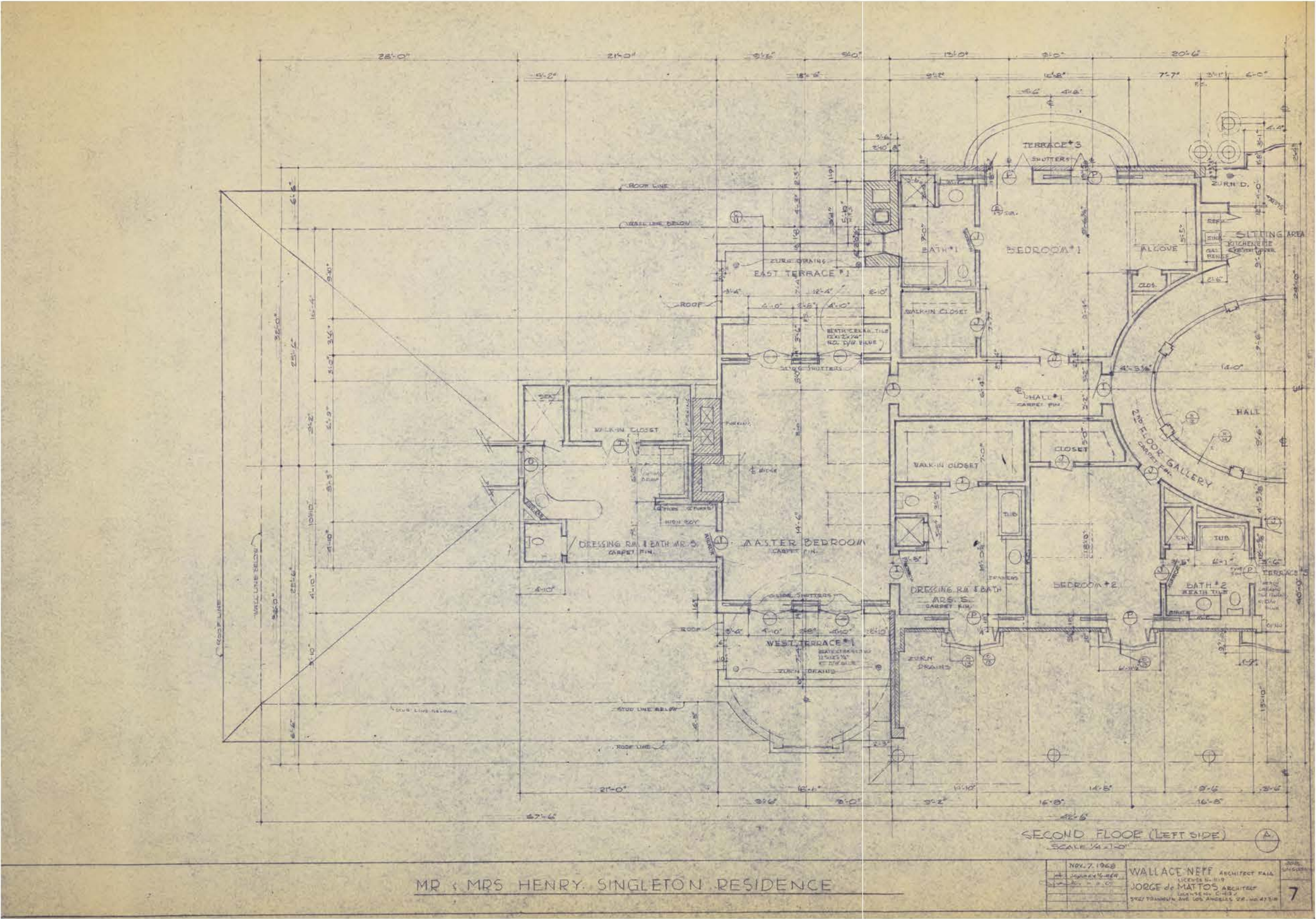
First floor plan (left side), Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.





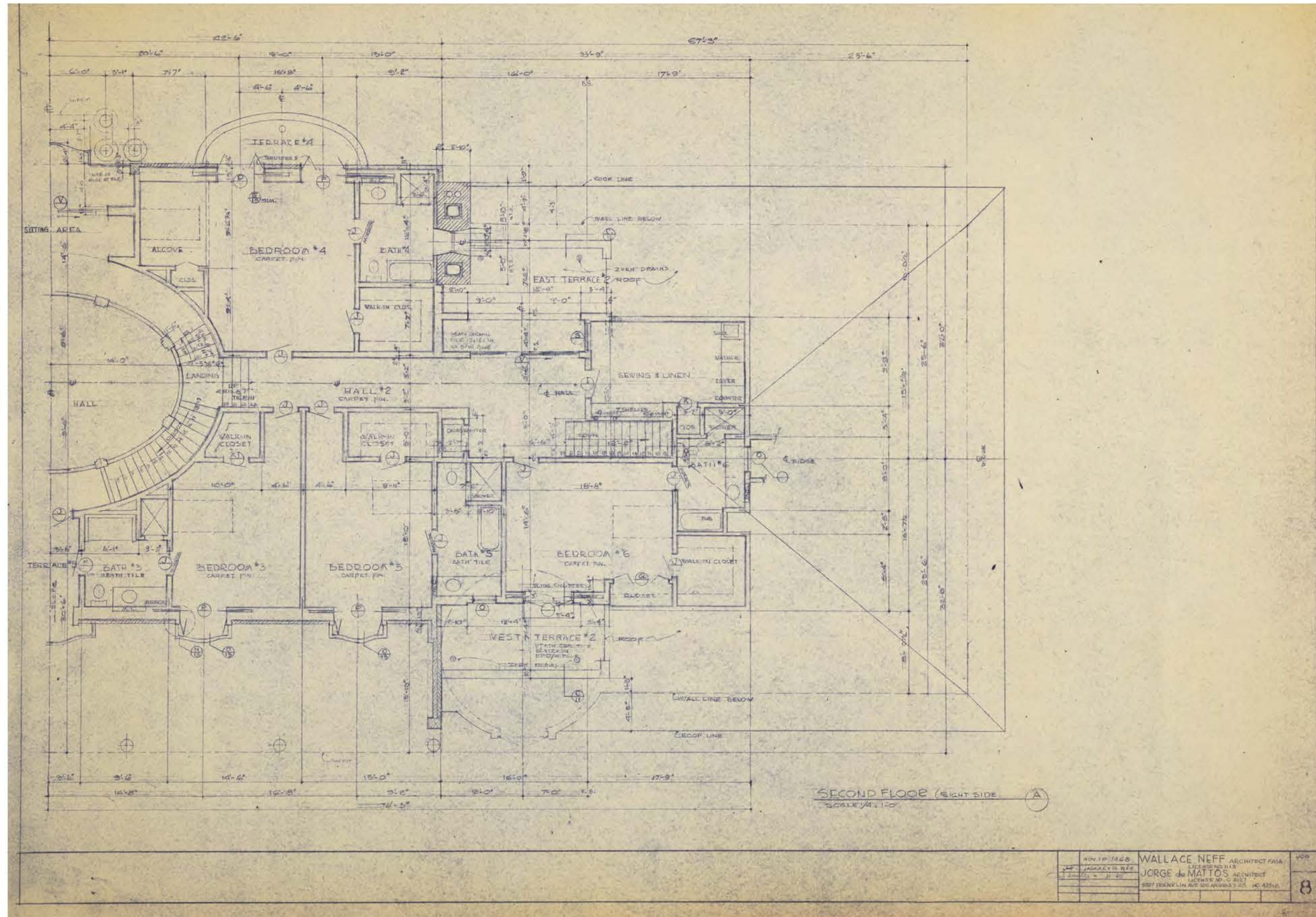
First floor plan (right side), Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.





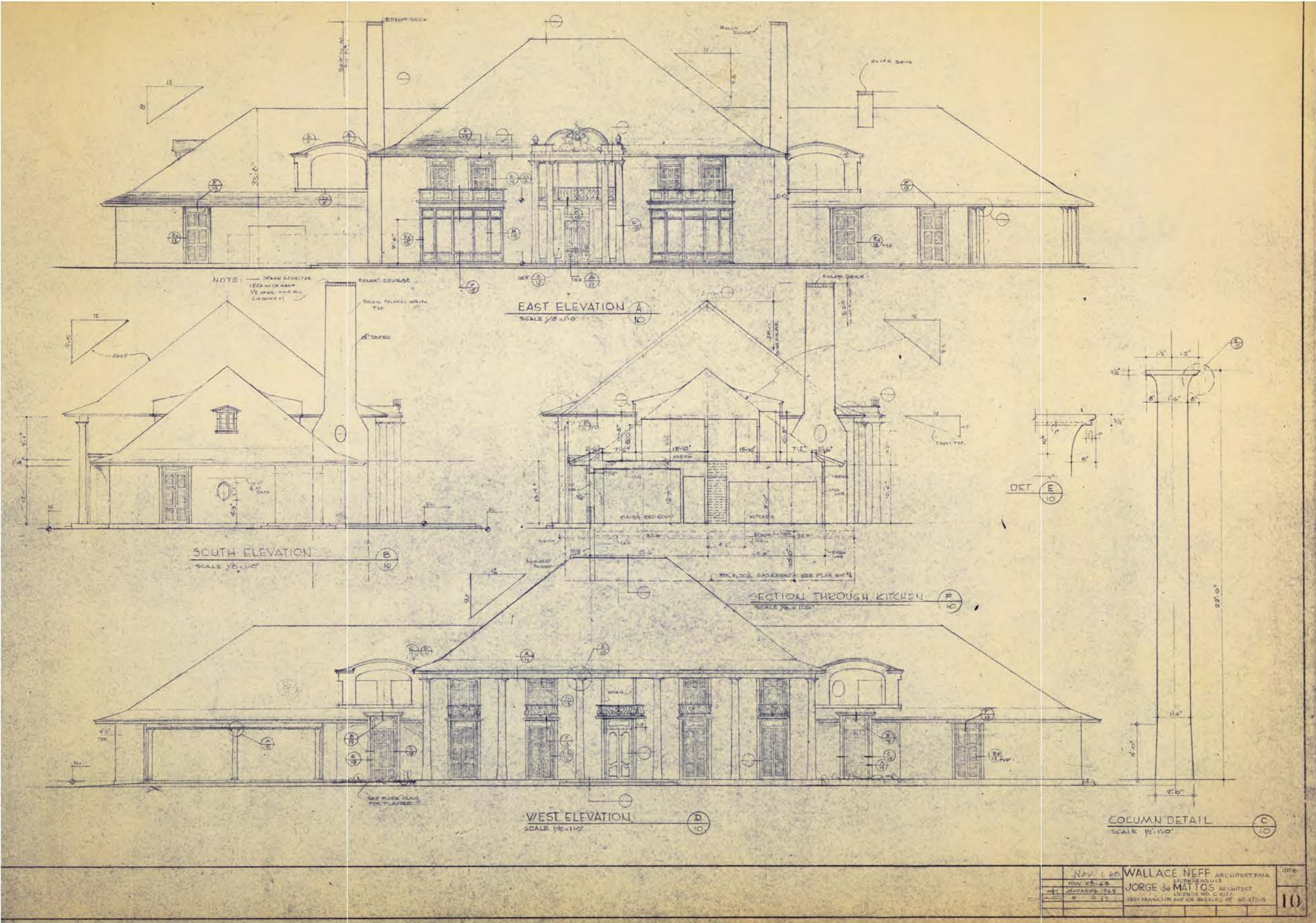
Second floor plan (left side), Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.





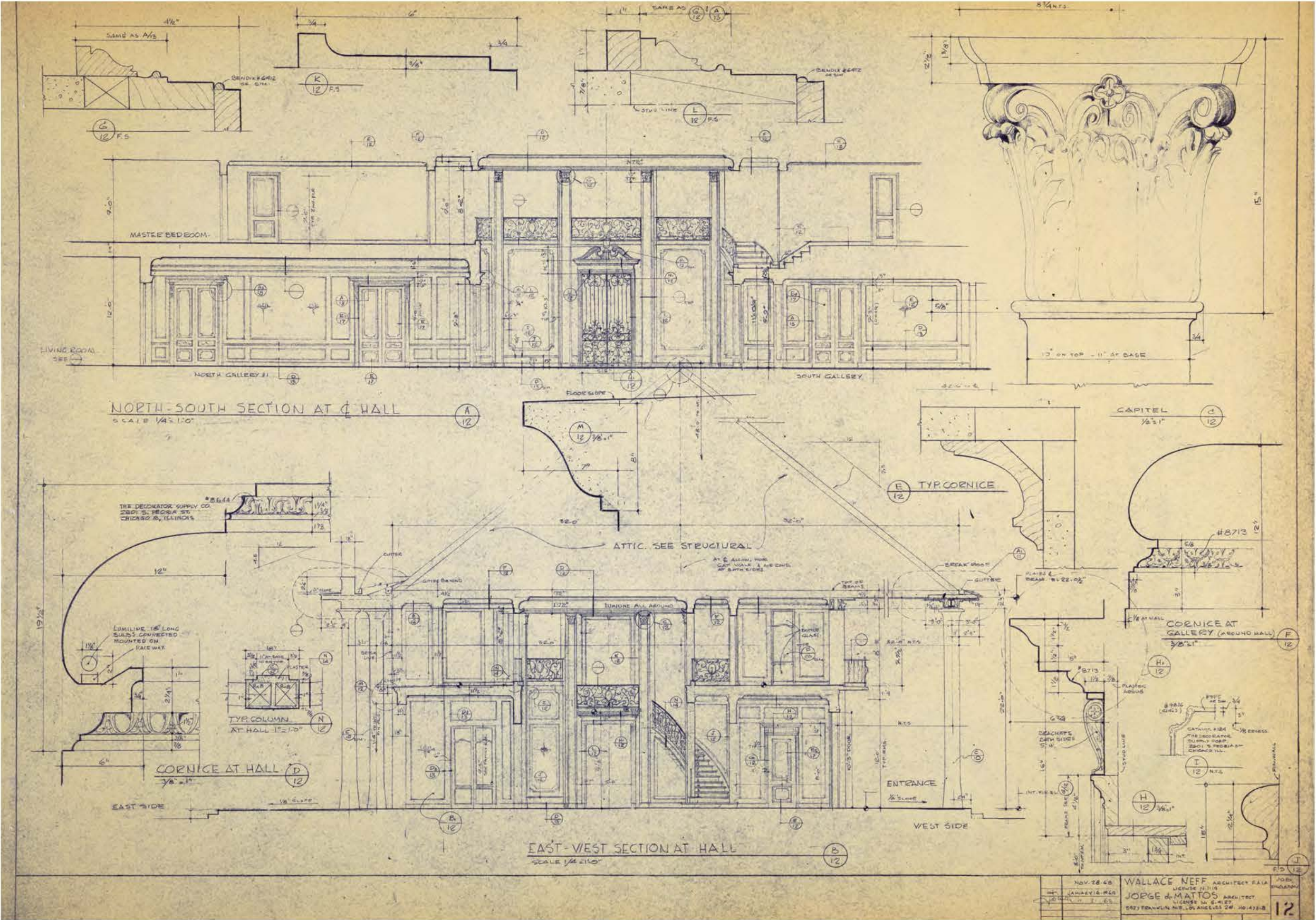
Second floor plan (right side), Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.





Elevations, Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.





Sections, Mr. and Mrs. Henry Singleton Residence, Wallace Neff, November 1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.



**Singleton Estate | Los Angeles Historic-Cultural Monument Application**  
**ARCHITECTURAL RESOURCES GROUP**

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

1. LEGAL DESCR.	LOT 3, 5 & Portion of lot 4	BLK.	TRACT	8236	CENSUS TRACT	2621		
2. PURPOSE OF BUILDING	(O) 1 fam. dwlg. & att gar				DIST. MAP	7141		
3. JOB ADDRESS	(P/C) 384 Delfern Dr. 418 N. Faring				ZONE	R-1-1		
4. BETWEEN CROSS STREETS	N. Faring Rd. AND Baroda				FIRE DIST.	/		
5. OWNER'S NAME	H. E. Singleton			PHONE	277-3311	LOT (TYPE)	int.	
6. OWNER'S ADDRESS	1901 Avenue of the Stars Los Angeles			CITY	ZIP	LOT SIZE	irreg.	
7. ARCHITECT OR DESIGNER	Wallace Neff			STATE LICENSE No.	PHONE	1119 HO 47318	ALLEY	/
8. ENGINEER	Wm. M. Taggart			STATE LICENSE No.	PHONE	297 DU 30216	BLDG. LINE	/
9. CONTRACTOR	Walter R. Johnson			STATE LICENSE No.	PHONE	101927 390-3547	AFFIDAVITS	/
10. LENDER	BRANCH			ADDRESS				
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE					
64' x 210	2	48	none				BF 692906	
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR					
	brick veneer	tile	wd/conc					
13. JOB ADDRESS	384 Delfern Dr.					DISTRICT OFFICE	WLA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 350,000. \$ 573,000					GRADING	yes	
						CRIT. SOIL	/	
PURPOSE OF BUILDING				INSPECTION ACTIVITY		HIGHWAY DED.		
1-family dwlg & att gar				COMB	GEN	MAJ. S.	CONS	
TYPE	GROUP	STORIES	PLANS CHECKED		FLOOD			
I	R-1	2	Stuart		/			
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED		CONS.			
12300	-	-	Stuart		/			
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D	PROVIDED	APPLICATION APPROVED		ZONED BY	
1	0	2	4	4	Stuart		Pappas	
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		FILE WITH				
P. SEP-17-69		70123W		AA4853			INSPECTOR	
I								
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST	
408.98	175.96	5.50	899.91				cm	

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

CASHIER'S USE ONLY

SEP-17-69	00859	B - 6 CK	408.98
SEP-17-69	04771	B - 6 CK	175.96
SEP-17-69	04772	B - 9 CK	5.50
SEP-17-69	04773	B - 1 CK	899.91

**STATEMENT OF RESPONSIBILITY**

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit any shall be authorized as follows:

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



CITY OF LOS ANGELES										AND FOR CERTIFICATE OF OCCUPANCY									
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.																			
1. LEGAL DESCR.		LOT 3.5 & portion of lot 4		BLK.		TRACT		8236		CENSUS TRACT		2621							
2. PRESENT USE OF BUILDING		att. & gar.		NEW USE OF BUILDING		Same				DIST. MAP		7141							
3. JOB ADDRESS		384 Delfern Drive																	
4. BETWEEN CROSS STREETS		N. Faring Road AND Baroda																	
5. OWNER'S NAME		H.E. Singleton																	
6. OWNER'S ADDRESS		1901 Avenue of the Stars, Los Angeles																	
7. ARCHITECT OR DESIGNER		Wallace Neff		1119		STATE LICENSE No.		HO 47318		PHONE		277-3311							
8. ENGINEER		Wm. M. Taggart		297		STATE LICENSE No.		DU 30216		PHONE									
9. CONTRACTOR		Walter R. Johnson		101927		STATE LICENSE No.		390-3547		PHONE									
10. LENDER		Owner		BRANCH		ADDRESS				AFFIDAVITS		BF 692906							
11. SIZE OF EXISTING BLDG.		LENGTH 64		WIDTH 210		STORIES 2		NO. OF EXISTING BUILDINGS ON LOT AND USE		1 Fam dwlg & att. gar.									
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS		Brick veneer		ROOF		Tile		FLOOR		WD. conc.							
13. JOB ADDRESS		384 Delfern Drive																	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 5000 PC. 101 BP																	
15. NEW WORK: (Describe)		Additional fireplace in dining room																	
NEW USE OF BUILDING		Same																	
TYPE		GROUP		R-1		SPRINKLERS REQ'D SPECIFIED		TOTAL		INSPECTION ACTIVITY		COMB		GEN		MAJ. S.		CONS.	
BLDG. AREA		MAX. OCC.		TOTAL		PLANS CHECKED		SIGNATURE		ZONED BY		Mx Stuart							
DWELL. UNITS		GUEST ROOMS		PARKING SPACES		REQ'D PROVIDED		PLANS APPROVED		FILE WITH		79/23/70							
P.C. No.		CONT. INSP.		APPLICATION APPROVED		INSPECTOR		B											
P.C.		1523		S.P.C.		G.P.I.		B.P. 20		I.F.		O.S.		C/O		TYPIST		c1	

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

CASHIER'S USE ONLY	JUL-29-70	13194	P - 6 CK	15.73
	JUL-29-70	13195	P - 2 CK	2.20

#### STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Code of the State of California relating to...

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

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY										845 B-1-R10-69			
CITY OF LOS ANGELES										DEPT. OF BUILDING AND SAFETY			
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Origin													
1. LEGAL DESCR.	LOT 3, 5 & Portion of lot 4	BLK.	TRACT 8236		CENSUS TRACT 2621								
2. PURPOSE OF BUILDING	27 Retaining Wall								DIST. MAP 7141				
3. JOB ADDRESS	384 Delfern								ZONE R-1-1				
4. BETWEEN CROSS STREETS	N. Faring Rd. AND Baroda								FIRE DIST /				
5. OWNER'S NAME	Dr. Henry Singleton				PHONE 277-3311				LOT (TYPE) Int.				
6. OWNER'S ADDRESS	1901 Ave. of the Stars				CITY L.A. ZIP				LOT SIZE Irreg.				
7. ARCHITECT OR DESIGNER	Phil Shipley, Landscp. Architect				STATE LICENSE No. 465 PHONE 472-7885								
8. ENGINEER	V. K. Kelly & Assoc.				STATE LICENSE No. 12494 PHONE 828-3431				ALLEY /				
9. CONTRACTOR	Ben F. Smith, Inc.				STATE LICENSE No. 88526 PHONE 686-1313				BLDG. LINE /				
10. LENDER	OWNER				BRANCH ADDRESS				AFFIDAVITS YC 16620 DF692906				
11. SIZE OF NEW BLDG	235		STORIES 6' MAX		HEIGHT		NO. OF EXISTING BLDGS ON LOT AND USE 1-Dwell. & Att. Gar.						
12. MATERIAL OF CONSTRUCTION	Brick		EXT. WALLS		ROOF		FLOOR						
13. JOB ADDRESS	1 384 Delfern								DISTRICT OFFICE WLA				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$2,500								GRADING Yes				
PURPOSE OF BUILDING RET. WALL										CRIT. SOIL /			
TYPE MISC GROUP										HIGHWAY DED. /			
BLDG. AREA 235 SQ FT										FLOOD /			
DWELL. UNITS										CONS. /			
GUEST ROOMS										ZONED BY Pappas			
PARKING SPACES										FILE WITH			
SPRINKLERS REQ'D SPECIFIED										INSPECTION ACTIVITY			
P. OCT 30 70 83283W F-4101										COMB GEN MAJ S CONS			
P.C. 1235 S.P.C. G.P.I. B.P. 19 I.F. O.S. C/O										TYPIST Rf			

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

CASHIER'S USE ONLY

OCT-30-70	12.35	F-4101	12.35
OCT-30-70	19.00	P-4101	19.00

STATEMENT OF RESPONSIBILITY

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



3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY										CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		
INSTRUCTIONS: Applicant to Complete Numbered Items Only.														
1. LEGAL DESCR.	LOT 3, 5 & Port. of lot 4	BLK.	TRACT 8236		CENSUS TRACT 2621									
2. PRESENT USE OF BUILDING	(23 Retain. Wall		NEW USE OF BUILDING ( ) Same & storage room		DIST. MAP 7141									
3. JOB ADDRESS	384 Delfern				ZONE R-1-1									
4. BETWEEN CROSS STREETS	N. Faring Rd. AND Baroda				FIRE DIST.									
5. OWNER'S NAME	H.E. Singleton				PHONE 277 3311				LOT (TYPE) Int.					
6. OWNER'S ADDRESS	1901 Ave. of the Stars				CITY LA				LOT SIZE irreg.					
7. ARCHITECT OR DESIGNER	Revness Assoc.				STATE LICENSE No. C 1525				PHONE 476 2022					
8. ENGINEER					STATE LICENSE No.				PHONE		ALLEY /			
9. CONTRACTOR	W.R. Johnson				STATE LICENSE No. 101927				PHONE 390 3547		BLDG. LINE /			
10. LENDER					BRANCH ADDRESS						AFFIDAVITS			
11. SIZE OF EXISTING BLDG.	LENGTH 30	WIDTH 16	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1									
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS brick		ROOF sht. metal		FLOOR conc.									
13. JOB ADDRESS	384 Delfern				DISTRICT OFFICE WLA									
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,000				GRADING yes									
15. NEW WORK (Describe)	Storage room Add.				CRIT. SOIL /									
NEW USE OF BUILDING Storage room & same				SIZE OF ADDITION 30x16'-8"		STORIES 1		HEIGHT 8		FLOOD				
TYPE I	GROUP R-1	SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY GOMB		GEN		MAJ. S.		CONS.				
BLDG. AREA 200	MAX. OCC.	TOTAL		PLANS CHECKED		ZONED BY Stuart		FILE WITH						
DWELL. UNITS	GUEST ROOMS	PARKING SPACES		REQ'D PROVIDED		PLANS APPROVED		INSPECTOR B						
P.C. No.	CONT. INSP.		APPLICATION APPROVED											
P.C. 742	S.P.C.	G.P.I.	B.P. 52	I.F.	O.S.	C/O	TYPIST Wm							

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

SHIER'S USE ONLY

APR-26-71 03826 • 85377 • L - 6 CK 7.47  
APR-26-71 03827 • 85377 • L - 2 CK 11.50



1. LOT 3.5 & 4.0		2. DIST. MAP	
3. JOB ADDRESS		4. BETWEEN CROSS STREETS	
384 Delfern		N. Ewing Rd. AND Baroda	
5. OWNER'S NAME		6. OWNER'S ADDRESS	
Dr. Henry Singleton		Same	
7. ARCHITECT OR DESIGNER		8. ENGINEER	
Phil Shipley, Landscape Archt.		V.K. Kelly & Assoc.	
9. CONTRACTOR		10. LENDER	
Ben F. Smith Inc.		Owner	
11. SIZE OF EXISTING BLDG.		12. MATERIAL OF CONSTRUCTION	
LENGTH 160 WIDTH		Brick	
13. JOB ADDRESS		14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	
384 Delfern		\$4000	
15. NEW WORK: (Describe)		16. NEW USE OF BUILDING	
150' x 6'Ht. add. to retaining wall		Same	
17. TYPE		18. BLDG. AREA	
Misc		1500	
19. DWELL. UNITS		20. P.C. No.	
—		1722	
21. GUEST ROOMS		22. PARKING SPACES	
—		—	
23. S.P.C.		24. G.P.I.	
—		—	
25. B.P.		26. I.F.	
2650		—	
27. O.S.		28. C/O	
—		—	
29. TYPIST		30. INSPECTOR	
bp		Stuart	

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

CASHIER'S USE ONLY

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

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I am

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



1. APPLICATION FOR INSPECTION OF NEW BUILDING CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY																														
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.																														
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT																										
	<del>2, 3, 4, 5</del> 4			8236			2621																							
2. PURPOSE OF BUILDING							DIST. MAP																							
23 Hobby Greenhouse							7141																							
3. JOB ADDRESS							ZONE																							
384 Delfern Drive							R-1-1																							
4. BETWEEN CROSS STREETS							FIRE DIST.																							
No. Faring AND Baroda							MFD																							
5. OWNER'S NAME							LOT (TYPE)																							
Dr. Henry Singleton							thru																							
6. OWNER'S ADDRESS							LOT SIZE																							
384 Delfern Dr., L.A.							Irreg.																							
7. ARCHITECT OR DESIGNER							STATE LICENSE No. PHONE																							
LORD & BURNHAM																														
8. ENGINEER							STATE LICENSE No. PHONE																							
William A. Roberts 13651							(914) 591-8800																							
9. CONTRACTOR							STATE LICENSE No. PHONE																							
Owner																														
10. LENDER							BRANCH ADDRESS																							
NONE																														
11. SIZE OF NEW BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE																										
43'x16'		1	15'	1-Dwlg. & Att. Gar.																										
12. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR																										
		Alum. & glass	Same	Dirt																										
13. JOB ADDRESS							DISTRICT OFFICE																							
384 Delfern Drive							WLA																							
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING							GRADING																							
\$ 20,000.00							Yes																							
PURPOSE OF BUILDING							CRIT. SOIL																							
Greenhouse																														
INSPECTION ACTIVITY							HIGHWAY DED.																							
TYPE IV							FLOOD																							
GROUP							CONS.																							
BLDG. AREA							TOTAL																							
6084'																														
DWELL. UNITS							ZONED BY																							
GUEST ROOMS							Weber																							
PARKING SPACES							FILE WITH																							
None																														
SPRINKLERS REQ'D SPECIFIED							INSPECTOR																							
CONT. INSP.							B-																							
P.C. No. 146239																														
P.C.	S.P.C.	G.P.	B.P.	I.F.	O.S.	C/O	TYPYST																							
69.22	1	\$8.00	106																											
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.																														
<table border="0"> <tr> <td>AUG-13-71</td> <td>11244</td> <td>•</td> <td>•</td> <td>•</td> <td>L - 6 CK</td> <td>69.22</td> </tr> <tr> <td>OCT--6-71</td> <td>15096</td> <td>•</td> <td>87531</td> <td>•</td> <td>K - 9 CK</td> <td>8.00</td> </tr> <tr> <td>OCT--6-71</td> <td>15097</td> <td>•</td> <td>87531</td> <td>•</td> <td>K - 2 CK</td> <td>106.50</td> </tr> </table>										AUG-13-71	11244	•	•	•	L - 6 CK	69.22	OCT--6-71	15096	•	87531	•	K - 9 CK	8.00	OCT--6-71	15097	•	87531	•	K - 2 CK	106.50
AUG-13-71	11244	•	•	•	L - 6 CK	69.22																								
OCT--6-71	15096	•	87531	•	K - 9 CK	8.00																								
OCT--6-71	15097	•	87531	•	K - 2 CK	106.50																								

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize..."



STATEMENT OF RESEARCH

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

General Specifications of  
labor to be performed and  
materials to be furnished  
in the construction of a  
residence for,

Dr. and Mrs. Henry E. Singleton

384 Delfern Drive  
at Faring Road  
Holmby Hills, California

Tract 8236  
Lots #3 and #5 and Portion of Lot #4  
MB 112 - 94 - 97

\*\*\*\*

Structural Engineers: Taggart & Cass 383-0216  
Mechanical Engineer: Dickerson & Gladstone  
Associates 651-2038  
Electrical Engineers: Carlos Rodrigue &  
Associates 660-1279

Wallace Neff, Architect, F.A.I.A.  
5927 Franklin Avenue  
Los Angeles, California 90028  
HO 4-7318

June - 1969

S-1 to S-9 Sheets dated June 6  
M-1 to M-4 4 sheets dated June 16



Any tendency to smoke must be corrected at once so that the fireplace will draw perfectly.

FLUE SCREENS:

Into the brickwork near the top of the chimneys build a  $\frac{3}{4}$ " galvanized wire flue screen.

MARBLE FLOORS AND COUNTERS:

All floors and counters shall be  $\frac{7}{8}$ " thick and of clear Italian Statuary white marble. Borders shall be 9" wide and of Verde Antique dark green marble. Borders shall extend into openings as far as the door, forming a flush door sill. Where there are no doors extend marble to full thickness of wall. Where not indicated otherwise floors shall be 2' -0" x 2'-0"  $\pm$  x  $\frac{7}{8}$ "

The following areas shall have marble floors:

North covered terrace - Guest dressing room and bath including counter tops - Passageway - Gallery #1. Bar and closet - Powder room and toilet area - Oval entrance hall and entry. East covered terraces. The dressing room - bath counters and splashes of the two master bath rooms. All marble floors shall be treated with Onexseal (A.C. Horn Co.) and buffed. All marble and marble tone counters shall be treated with Tri-Seal. Cut openings into all counter splashes for electric outlets. One on each side of the wash bowl. Library base shall be of Verde Antique Marble-Cut electric outlets in base where shown. All marble shall have a high honed finish and be  $\frac{7}{8}$ " thick. All bathrooms, garage and basement bases shall be 4" high top-set rubber bases.



FINISH CARPENTRY AND MILLWORK

All exterior and interior finish and cabinet work shall be W.I.C. premium grade.

All woodwork throughout the house except in the Family room shall have cornices, mouldings, columns and trim of clear selected Kilndried white pine, for a painted finish.

All woodwork of the Family room shall be clear Rift oak.

Woodwork in the Bar shall be domestic black walnut as detailed.

Samples of all mouldings, cornices and carving shall be submitted for approval before going ahead with the work.

All wood except walnut and oak shall be prime coated in the mill.

Walnut and oak shall be back primed before installation.

Woodwork at the fire place end of the family room will be furnished and installed by Rodi Bros..

Tele. OL 3-2660. It shall match the parquet plank flooring of the room. Provide 3/4" plywood backing for this work.

All other wood work for this room shall be clear Rift white oak. Planking shall be T & G and 8" wide boards in long lengths.

LIBRARY

All wall work and trim including the cornice will be furnished and installed by the owner. Several old rooms have been bought and will be reassembled and installed in this room. The ceiling, floors and windows, will remain as called for.

Doors shall be solid core as detailed, of the same wood as called for in each room.

Sliding shutters and doors, french doors, and all wood sash

25.

shall be of clear Douglas Fir as detailed.

Sliding doors shall hang on Grant No. 51-50 By-parting tracks.

All shelving shall be adjustable and supported on Garden City  
Plating Company's K-73 brackets, with standards rebated into  
sides of cases.

All drawers shall slide on No. 1300 K & V hardware.

Build all drawers of same wood as cases with bottoms of 3  
ply O/B veneer.

See detail for concealed pulls of dressing room and bathroom  
drawers. Sheet #16.

TILE WORK

SCOPE OF WORK:

Furnish and install tile and proper backing including sisalite waterproofing and metal lath, where tile is indicated.

MATERIALS:

All tile except where Heath tile is called for shall be Standard quality "Mosaic" or approved equal, colored, glazed tile as manufactured by Mosaic Tile Co. The steam room, floor, walls 8'-0" high and ceiling and all other shower stall floors and walls.

SETTING:

Tiles shall be soaked in clean water and every precaution shall be taken to see that the tiles are not stained before they are set in the walls.

All wall tile shall be set with a fine string joint, approximately 1/16". All rooms shall be carefully laid out so that tile will be centered on each wall or section of wall and so small unsightly cuts may be avoided. All necessary cuts shall be rubbed smooth with a fine stone and no cut edge of tile shall be set against any adjoining wall, fixture, cabinet or other tile without at least 1/16" joint.

All strings shall be pulled out of joists and joints shall be thoroughly washed out and setting bed well saturated before grouting. Joints shall be grouted with "Tile-Seal" white, non-staining waterproof tile grouting cement mixed to a creamy consistency and thoroughly forced into all joints so that the joint is filled to its entire depth.



All joints shall be neatly finished flush with the surface of the adjoining tiles. Tile each area where tile is indicated on plans according to the following schedule:

Steam room and shower stalls shall have:

Cap 12 x 6 - A-4012

Walls - 12 x 6 - full height - 8'-0"

Base - A-3013

Floors - Olean 1-9/6" sqs. with 6% carbo.

Steam room ceiling shall have 6" x 6" tile.

See detail A - (Sheet #9)

HEATH CERAMIC TILE:

1936 Pontius Ave.

Tele. 879-1320

Bathroom and second floor terrace floors service entry floor and steps and where called for shall be 12" x 12" x 1/4"

Heath Tile D-W Blue. Tile shall be laid using 3-M adhesive.

Bases in bathrooms shall be 4" high top-set rubber bases.

Bases for terrace floors and service entry shall be 4" high

Heath tile to match floor tile. Top edge of base shall be

rounded and sprayed before firing. This applies also to

the treads where shown, that require a full nose outside edge.

BATHROOM COUNTERS AND SPLASHES:

Except for the master bath rooms and powder room where marble is called for, all counters and splashes shall be Marblitone by Selectite Co. Tele. 870-9621.

Provide 12" high splashes around all tubs and 4" high splashes over lavatory counters.

WALLACE NEFF, ARCHITECT, F.A.I.A.  
5927 FRANKLIN AVENUE  
HOLLYWOOD, CALIFORNIA 90028  
HOLLYWOOD 4-7318

Oct. 7, 68

Henry Singleton  
to  
Wallace Neff

---

To professional services on  
Holmby Hills residence.

Preliminary work  
due on account \$2500.00

Written note on the cost of preliminary work to be done at the Singleton Estate, Wallace Neff, 10-7-1968. From the Wallace Neff Collection. The Huntington Library, San Marino, California.

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

September 16

Dear Mr. Neff

I am glad to hear that you have decided to make some of the first floor rooms a little larger. My husband and I have also studied the first floor again with this in mind, and have come up with these ideas which I pass on to you —

The living room - change from  $32 \times 16$ , to  
 $32 \times 20$  -

Music room - change from  $12 \times 13$ , to  $13 \times 14$

Office - from  $13 \times 13$  to  $14 \times 14$

Dining room - from  $20 \times 16$ , to  $22 \times 16$

Guest room - from  $18'$  to  $19'$  in diameter

Perhaps the wife's sitting room should also



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

or increased by 1 foot - to help balance  
the towers -

Also, the galleries are not quite lined up -  
do you think they should be?

or think the bar should really be  
entered from the gallery - rather than  
from the living room or library - for  
easier access.

If any of these ideas do not seem  
quite right to you - just go ahead and  
do what you think best

Henry will be home from his trip on  
Saturday, so will be available at your  
earliest convenience ~~any time~~ after that -

Sincerely

Caroline Singleton

<b>CERTIFICATE FOR PAYMENT</b>		OWNER <input type="checkbox"/>
		ARCHITECT <input checked="" type="checkbox"/>
		CONTRACTOR <input type="checkbox"/>
		FIELD <input type="checkbox"/>
		OTHER <input type="checkbox"/>
AIA DOCUMENT G703		
PROJECT: Residence for Dr. and Mrs. Henry E. Singleton		
(name, address) 384 Delfern Drive		
Los Angeles, California		
TO (Owner)		
Dr. Henry E. Singleton		
1901 Avenue of the Stars		
Century City, California		
ARCHITECT'S PROJECT NO:		
CONTRACT FOR:		
CONTRACT DATE:		
In accordance with this Contract and the attached Application For Payment the Contractor is entitled to payment in the amount stipulated below. The present status of the account for this Contract is as follows:		
ADDITIONS \$		DEDUCTIONS \$
ORIGINAL CONTRACT SUM \$1,188,450.00		
CHANGE ORDERS		
TOTAL ADDITIONS \$ 151,969.97		
SUB TOTAL \$		
TOTAL DEDUCTIONS \$		
CONTRACT SUM TO DATE \$1,340,419.97		
BALANCE TO FINISH \$		
TOTAL COMPLETED TO DATE \$1,340,419.97		
MATERIALS STORED \$		
TOTAL COMPLETED & STORED \$		
RETAINAGE 5% 67,021.00		
TOTAL EARNED LESS		
RETAINAGE \$1,273,398.97		
LESS PREVIOUS		
CERTIFICATES \$1,192,727.77		
THIS CERTIFICATE \$ 80,671.20		
TOTALS		
Net change in Change Orders \$		
Architect: W. N.		
By: Date: Nov 8 '71		
This Certificate is not negotiable. It is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract. If AIA DOCUMENT G702 APPLICATION FOR PAYMENT, or other application form containing satisfactory evidence of payment for Work previously completed DOES NOT ACCOMPANY THIS CERTIFICATE, the Contractor shall first provide the equivalent certification by completing and executing the following:		
State of:		Subscribed and sworn to before me this
County of:		day of 19
The undersigned certifies that the Work covered by this Certificate for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid for Work for which previous Certificates for Payment were issued and payments received, and that the current payment shown herein is now due.		Notary Public:
Contractor:		My Commission expires:
By:		Date:
CERTIFICATE NO:		DATE OF ISSUANCE:
AIA DOCUMENT G703 • CERTIFICATE FOR PAYMENT • SEPTEMBER 1966 EDITION • © 1966 AIA®		
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., NW, WASHINGTON, D.C. 20006		
ONE PAGE		

Certificate for Payment, construction of Singleton Estate, Wallace Neff, 11-8-1971. From the Wallace Neff Collection. The Huntington Library, San Marino, California.



WALTER R. JOHNSON  
GENERAL CONTRACTOR

5247 SEPULVEDA BOULEVARD • CULVER CITY, CALIFORNIA 90230 • PHONE 390

November 12, 1971

Mr. Wallace Neff  
5927 Franklin Avenue  
Los Angeles, California 90028

Re: Residence for Dr. and Mrs. Henry E. Singleton.

Dear Mr. Neff,

With the installation of the last two mirrors, I believe the work under my contract for the residence for Dr. and Mrs. Singleton is now "substantially complete".

In accordance with the contract, when work is "substantially complete" the retention is to be reduced to 5%. Therefore, I wish to request that a certificate be issued in the amount of \$80,671.20, determined as follows:

Completed to date.....	\$1,340,419.97
*(including \$20,000.00 for changed work)	
Less 5% retention.....	67,021.00
	<u>\$1,273,398.97</u>
Less previous payments.....	1,192,727.77
	<u>1,192,727.77</u>
Amount requested, this payment.....	\$ 80,671.20

\*I realize I am not really entitled to include this \$20,000.00 until I have submitted a detailed accounting and a change order has been issued for the final amount. However, in the meantime I have been paying for materials, subcontract work, and labor covering all the various changes. There is a great deal of work involved in going over every change with each sub-contractor in question to be certain they are correct, and until this paper work is complete I would appreciate it if I could request this amount on account. If I am out of line, please deduct the \$19,000.00 that results.

Very truly yours

*Walter R. Johnson*  
Walter R. Johnson

copy of  
lost statement Jan 26 72  
(20)

Total fee<sup>15</sup> based on 10% of cost of house plus extras  
Total cost to date as reported by contractor  
to 1,400,000.

Total of 19 payments, to date \$ 140,000.00

Total fee at 10%

Total of 19 payments to date 132,986.50

Remainder \$7,013.50

Due now, in full for all Architectural & Engineering Services

18 pymts = \$ 129,586.50  
3400.00  
Total paid — 132,986.50  
to date

132,986.50  
7,013.50  
~~9999.00~~  
140,000.00

Written copy of cost statement for architectural services, Wallace Neff, 1-1-1972. From the Wallace Neff Collection. The Huntington Library, San Marino, California.

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

FIELD SUPERVISION REPORT

JOB Dr. and Mrs. Singleton

DATE March 31, 1971.

PRESENT:

Dr. and Mrs. Singleton, Wallace Neff, Phil Shipley, Walter Johnson.

Reviewed basic layout and planting plan with Shipley.

2. The following items were discussed by all concerned and will be considered in the final plans.

Entrance area:

1) The round basin in the forecourt will have a cast stone face and cap.

2) Two niches next to the basin will remain. They will have circular bases in brick 3" higher than the pool coping.

3) Sedges will connect the forecourt wall with the house. These will be about 3 feet high and not less than 3 feet wide. To be closely sheared as they will act as an architectural form.

4) Magnolias to be planted off-center of the windows as now constructed on the south side.

5) Shefflers to be planted next to the end walls in the entrance loggia.

3. Terrace and rear garden:

1) The large lawn to be graded so that the house dominates the lower lawn and sits in a bowl-shape.

2) Shipley and Church to make studies for the revision of the central section of the terrace. The general feeling was that it could be larger in scale. As it gets larger it might have trees within it and a canal of grass.

The balustrade (30" - 32" high) will be around the terrace delimited by the central section of the house.

The two wings of the terrace (breakfast and living room areas) would have a 16" high wall of brick. This would be 4" wide with a 12" wide cast stone cap.

3) The living room terrace and its formal garden will be considered as an outdoor room with enough privacy to be cozy, but enough view to not feel shut-in. This will be screened by a high wall on the west end and a low wall with planting on the east.

Consider color on the walls inside the covered area.



THOMAS D. CHURCH AND ASSOCIATES  
LANDSCAPE ARCHITECTS

402 JACKSON STREET  
SAN FRANCISCO 94111

FIELD SUPERVISION REPORT

JOB Dr. and Mrs. Singleton

DATE March 31, 1971

PRESENT:

PAGE #2.

4. For all terrace paving consider the herring bone turned parallel to the house. Color of the mortar joints to be determined after seeing samples.
5. Look at samples of a possible sand-blasted surface on the tall columns.
6. Winding paths through lawn and ground cover areas to be asphaltic concrete. It will look too black when first installed but will weather to the point where it will make no statement.
7. Consider low (6") and wide (16") curls of the black brick around the inside of the four Magnolia pockets in the forecourt.

c.c. Wallace Neff  
Phil Shipley

16 September, 1971.

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

Dear Dr. Singleton:

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

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

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

If you have any questions, let me know.

Sincerely,

Thomas D. Church.

cc: Mr. Phil Shipley  
Mr. Wallace Neff.



THOMAS D. CHURCH AND ASSOCIATES  
LANDSCAPE ARCHITECTS

402 JACKSON STREET  
SAN FRANCISCO 94111

FIELD SUPERVISION REPORT

JOB Dr. and Mrs. Singleton

DATE 16 November, 1971.

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

The following items were discussed for consideration by all parties.

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

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

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

4. Various designs were discussed for the swimming pool.

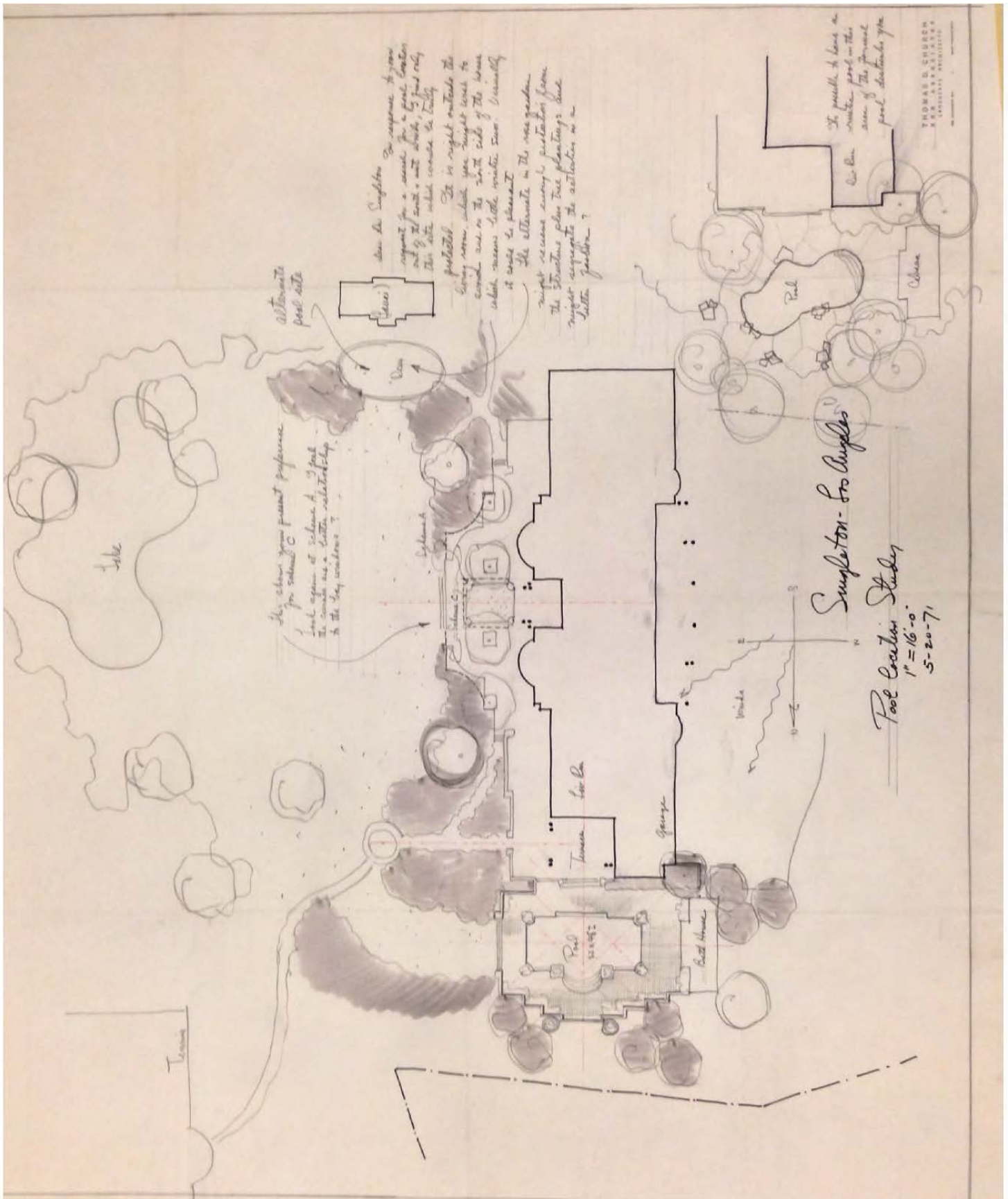
Shipley will prepare final drawings based on the decisions made.

- Tile will be gray 3/4" Italian tile as per sample selected.
- Plant boxes will be 6" above pool grade.
- Underwater seats will be on both sides of the pool. The one in the alcove will be wider - say 24".
- The Singletons will look at samples of coarse sand MOSAI as a possible paving material around the pool. Brick or concrete bands could be used for borders and for the coping of the pool. 1/4" brass strips would be used between brick and terrazzo and 1/8" strips in the pattern in the terrazzo.

- It was agreed that some feeling of structural enclosure at the service side was needed, (Wallace wasn't sure).

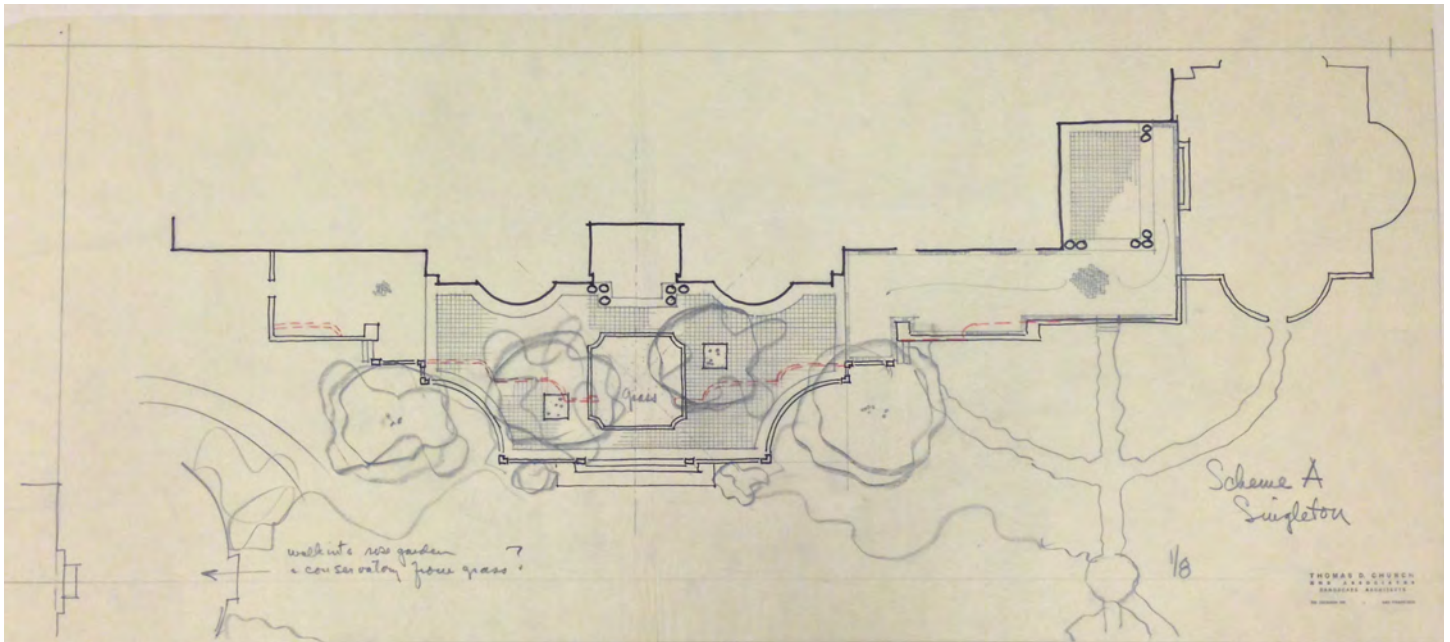
- What brick is to be painted white and what is natural will be a later decision.

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

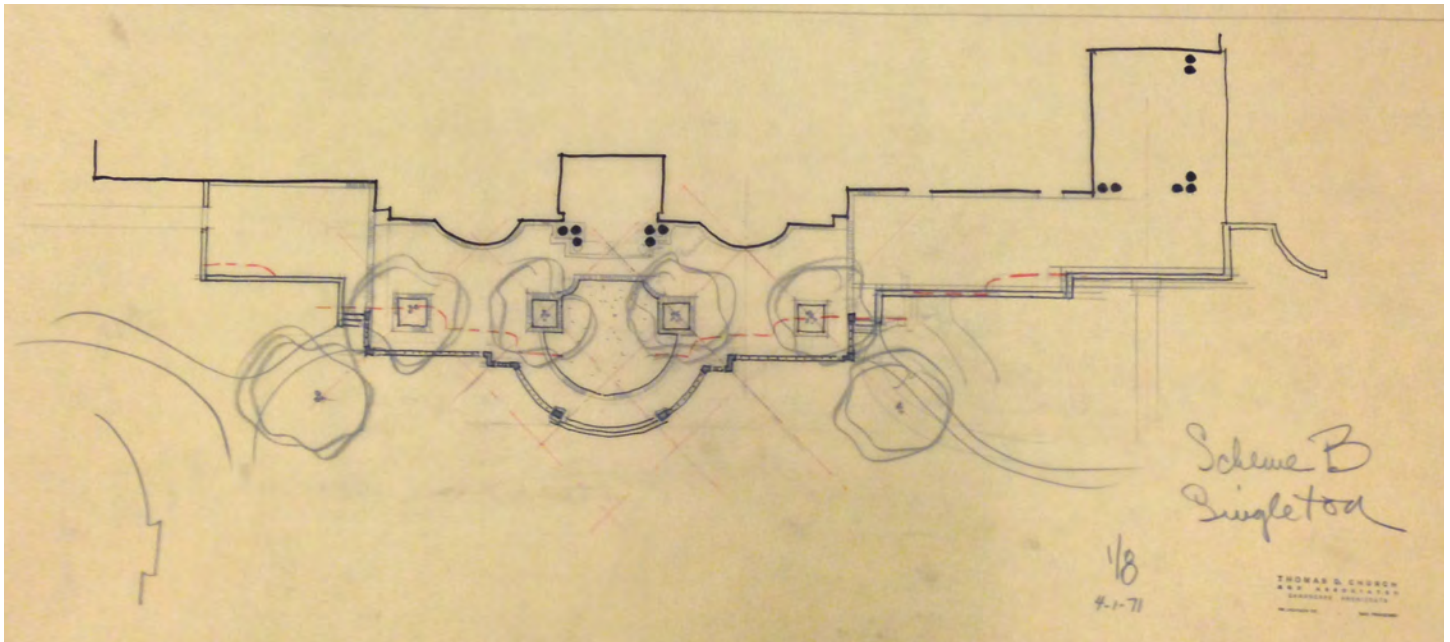


Pool Location Study, Thomas Church, 5-20-1971. Courtesy of UC Berkeley Environmental Design Archives.



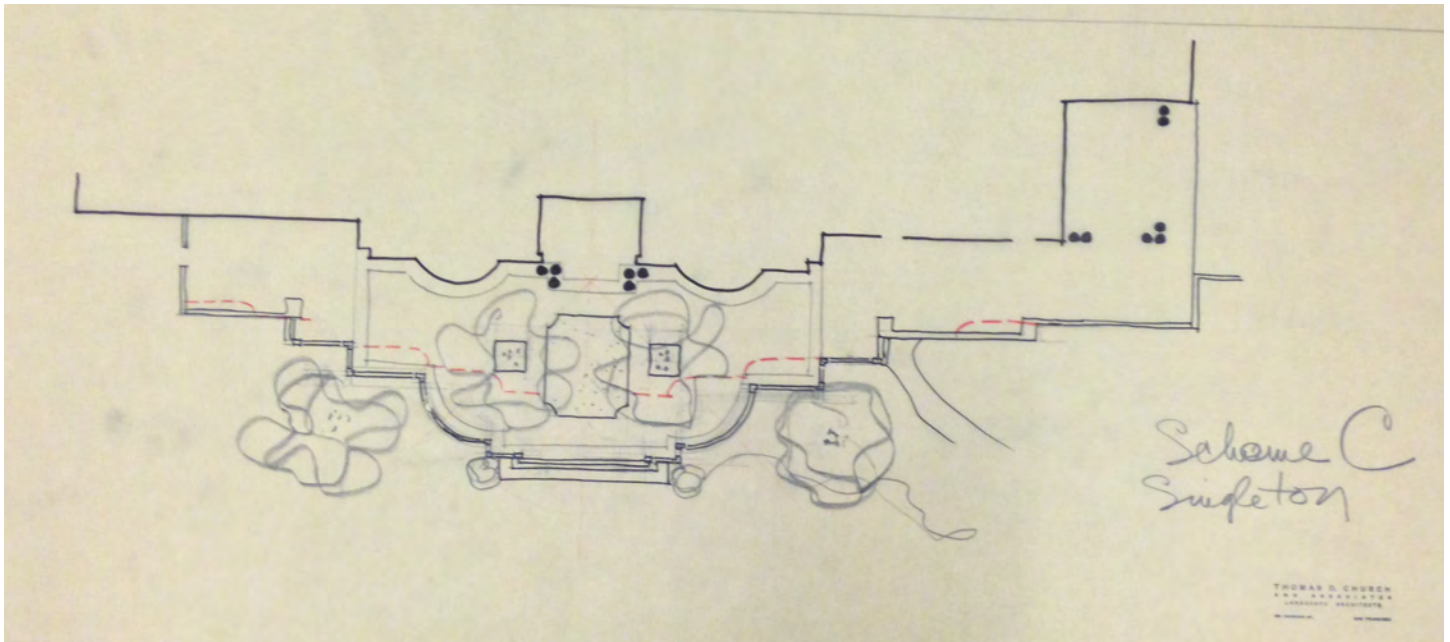


Drawing, Brick Terrace, Scheme A, Thomas Church, 4-1-1971. Courtesy of UC Berkeley Environmental Design Archives.

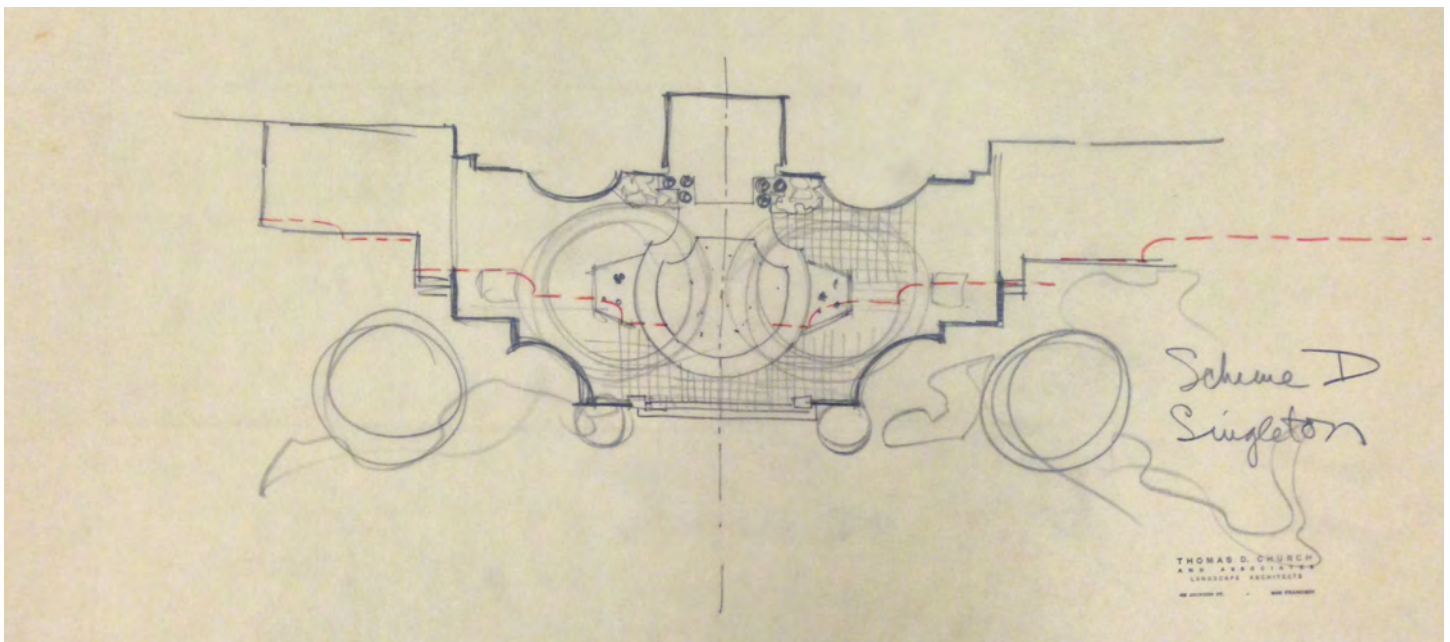


Drawing, Brick Terrace, Scheme B, Thomas Church, 4-1-1971. Courtesy of UC Berkeley Environmental Design Archives.





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



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



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





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



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





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



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



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





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



Balcony, view east (source: [www.delfern.com/mls/](http://www.delfern.com/mls/)).





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



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



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



Pond with house in the background, view southeast  
(source: Zillow, [http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982\\_zpid/](http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982_zpid/)).





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



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



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





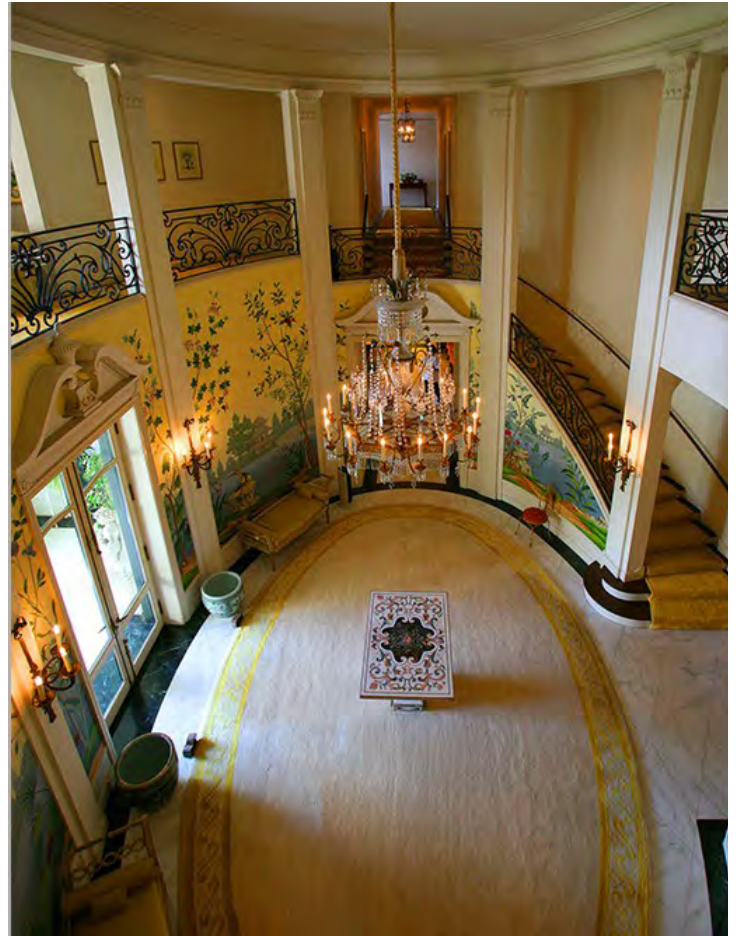
Entrance hall looking east towards the foyer  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/)).



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



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



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





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



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





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





Family room, view southeast

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



Hallway, first floor

(source: Zillow, [http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982\\_zpid/](http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982_zpid/)).



Kitchen, view southeast

(source: Zillow, [http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982\\_zpid/](http://www.zillow.com/homedetails/384-Delfern-Dr-Los-Angeles-CA-90077/20523982_zpid/)).





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



Bedroom, second floor  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/)).



Entrance to second floor balcony, view east  
(source: [www.delfern.com/mls/](http://www.delfern.com/mls/)).





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September 28, 2015

**Submitted electronically**

Cultural Heritage Commission  
Office of Historic Resources, Department of City Planning  
City Hall #667  
Los Angeles, CA 90012  
Email: c/o [ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)

**RE: Singleton Estate (384 Delfern Drive) Historic-Cultural Monument  
(HCM) Resubmittal**

Dear Commissioners,

The Conservancy is resubmitting the Singleton House for consideration as a Historic-Cultural Monument (HCM), as part of a revised nomination. This is in follow-up to the Cultural Heritage Commission's July 16, 2015 meeting where this nomination was previously considered and, after a lengthy discussion, ultimately denied by the Commission.

As the Conservancy understands, this decision was largely based on a lack of conclusive information as Commission members were not allowed prior access to view the property. Further, the owner, who opposes the nomination, presented testimony at this meeting, in conflict with certain aspects of the Conservancy's nomination and its documentation, calling into question its eligibility.

Through a revised nomination prepared by the Architectural Resources Group (ARG), at this time we are presenting additional documentation and new research that supports and further strengthens the nomination and case that the Singleton Estate is eligible under multiple criteria for Historic-Cultural Monument (HCM) status. The nomination includes additional primary and secondary source documentation, including the original Wallace Nell drawings (plans and elevations) of the Singleton residence (requested by members of the Cultural Heritage Commission) and correspondence between the Singletons and Neff. Additional research from the Wallace Neff Archives and the Thomas Church Collection has also been referenced. This indisputably illustrates Neff's direct connection with this



property and collaboration with master landscape architect Thomas Church on the design of the surrounding landscape.

The Conservancy initiated the nomination of the Singleton Estate for numerous reasons. First, we strongly believe it is a significant and increasingly threatened property type in the city of Los Angeles. Similar large estates are routinely being subdivided and original residences demolished, most notably at times of ownership transition (in April 2015 the Singleton Estate was sold for nearly \$60 million, setting a 2015 sales price record). It represents the last great estate of architect Wallace Neff and a rare example of collaboration between a master architect and master landscape architect, in this case Thomas Church while working with Phillip Shipley.

It is an extraordinary property for its time period, represents an important shift toward “New Traditional” architecture, and is a significant individual investment where no expense was spared on a custom design using high-end materials (the 1970 construction cost would amount to approximately \$8.5 million today). Lastly, Dr. Henry E. Singleton is a significant individual as the co-founder and former CEO of Teledyne, a position he held until 1986; he played a direct role in the design of the estate and continued to occupy the residence until his death in 1999.

The Conservancy became concerned about the Singleton Estate when it was initially placed for sale in 2014. We were contacted by long-time supporters who toured the property firsthand, shared the real estate promotional materials (depicting the then-current and intact interiors, as submitted as part of the HCM nomination), and feared the expansive property would only be seen as a site for land speculation. On May 14, 2014 the Conservancy contacted the realtors (see attached letter) marketing the property and shared our belief that the Singleton Estate represented a significant historic property and may be subject to the California Environmental Quality Act (CEQA). We followed-up with a conversation with the realtor.

At this time we remain concerned and believe the Singleton Estate to be at great risk, in part by statements made by the owner at the July 16, 2015 meeting of the Cultural Heritage Commission. We have been in contact with the owner in an attempt to alleviate any concerns. Initially this proceeded immediately following the Commission meeting through a brief conversation by phone and email where the owner shared previous projects completed in Europe. We requested an opportunity to tour the property when the owner was back in Los Angeles, believed to be sometime in August. We have repeatedly contacted the owner through email (on August 16<sup>th</sup> and 25<sup>th</sup>) yet have not received a response to date. My understanding is no one from the Cultural Heritage Commission has been in contact either.

At this time, we have revised the Historic-Cultural Monument (HCM) nomination and included new primary and secondary source documentation, as requested by members of the Cultural Heritage Commission. We have also reached out to additional experts and now include letters of support from Charles Birnbaum of The Cultural Landscape Foundation (TCLF) and Diane Kanner, author of *Wallace*



*Neff and the Grand Houses of the Golden State* (attached). We sincerely hope you will take this revised Historic-Cultural Monument (HCM) under reconsideration and schedule as soon as possible.

Thank you and please let me know if you have any questions or require any additional information.

Sincerely,

*Adrian Scott Fine*

Adrian Scott Fine  
Director of Advocacy

Attachment(s)

cc: Councilmember Paul Koretz





Diane Kanner  
2355 Hillhurst Ave. Los Angeles, CA 90027  
dlkanner@sbcglobal.net  
213-359-0373

August 23, 2015

Cultural Heritage Commission  
Office of Historic Resources  
City Hall #667  
Los Angeles, CA90012

RE: Dr. Henry E. Singleton property, 384 Delfern Drive, Holmby Hills

Commissioners:

Wallace Neff was the second significant Los Angeles architect to experience the forceful personality of Dr. Henry E. Singleton. The first was Richard Neutra. Singleton was a connoisseur of design as he was of wine, books and Southwestern history. He put as much thought into selecting the site of a new home as he did an architect. Where the 1959 Neutra-designed Singleton home near Mulholland and Coldwater Canyon Drives was an example of the stark traits of Modernism, the 1970 Neff design was stylistically the polar opposite. The latter home on Delfern Drive was designed in a period revival variously described as French Provencal and New Orleans. Each of these residences should be able to qualify for Historic-Cultural Monument status. The question at hand is "why does Neff's Singleton project deserve recognition?"

Singleton made his fortune manufacturing semiconductors. Forbes magazine ranked him one of the nation's 400 richest people, worth \$630 million before his death in 1999. As his Teledyne, Inc. was approaching its financial peak, Singleton contracted with Neff in 1969. The industrialist intended to depict his status of wealth with home and ground so immense, the Bel-Air community of Holmby Hills would hold nothing like it.

Landscape design students from nearby UCLA watched as 7 acres of hills and arroyos assumed the proportions of a grand estate. The transformation of the land meant a small lake was drained, and like the rest of the estate, filled with topsoil. As the new landscape came together, a residential plan unfolded. Singleton continued to return to Neff for a bigger and better design. The finished cost was \$50 a square foot. By today's west Los Angeles architectural standards, the 1970 cost appears modest.

The Singleton home began the megamansion phenomena. Unlike the vulgar versions of 2015, the Singleton home displays restraint bearing the qualities which distinguished Neff's work. Scale and proportion. Contrast of light and dark, sun and shade. A shallowly pitched roof rises

over a centrally focused entry balanced by unadorned columns. The Singleton house is the culmination of Neff's belief, practiced during more than half a century, stating that "simplicity of design is a sign of aristocracy."

Every bit as accomplished as his contemporaries Paul Williams and Richard Neutra, Neff has received considerably less recognition from the City of Los Angeles. The Commission would be wise to inspect the Singleton house and consider its merits.

Sincerely,



Diane Kanner

Author, "Wallace Neff and the Grand Houses of the Golden State," 2005, Random House



26 August 2015

Los Angeles Cultural Heritage Commission  
Office of Historic Resources, Department of City Planning  
200 North Spring Street, Room 601  
Los Angeles, CA 90012

Dear Commissioners,

On behalf of The Cultural Landscape Foundation (TCLF), I am writing to express our strong support for the Historic-Cultural Monument (HCM) nomination for the Singleton Estate. As a significant example of the work of landscape architects Thomas Church and Philip Shipley, in collaboration with architect Wallace Neff, the property is unmistakably important and should be protected through local landmark designation. We therefore respectfully urge the Los Angeles Cultural Heritage Commission to support the nomination at this time.

Located on seven acres in the Holmby Hills neighborhood, the Singleton Estate represents the combined creative visions of its highly influential designers. The French Revival residence and expansive landscaped grounds reflect the grandeur and aspirations of the man who commissioned the estate, Teledyne, Inc. co-founder and CEO Dr. Henry E. Singleton.

The collaboration between Church and Shipley on the Singleton Estate's designed landscape produced cohesive, yet intricate gardens and open spaces that complemented Neff's opulent design for the residence. A pioneer of modern landscape design, Church spearheaded and guided the plans from his San Francisco office, while Shipley worked locally to interpret and expand the overall vision for the site. The project was a rare and significant collaboration between the two landscape architects.

Upon completion, the grounds displayed numerous features characteristic of Church's work, including carefully scaled brick terraces, the use of mature trees, manicured gardens, curved walkways, and a uniquely sited swimming pool. The layout and orientation of the landscape elements preserved maximum views of the house and created highly livable outdoor spaces that blended seamlessly with the natural setting.

Given the strong evidence in support of the property's significance, we believe that the Singleton Estate is worthy of official recognition as a locally designated landmark. HCM status would provide essential safeguards for this extraordinary resource, including its historically significant designed landscape.

Sincerely,

A handwritten signature in purple ink, consisting of a stylized 'C' followed by a horizontal line.

Charles A. Birnbaum, FASLA, FAAR  
President and CEO



ABOUT TCLF: Established in 1998, TCLF is a 501(c)3 organization that educates and engages the public in order to make our shared landscape legacy visible, identify its value, and empower its stewards.



May 14, 2014

Ms. Joyce Essex  
Coldwell Banker Previews International  
301 N. Cañon Drive, Suite E  
Beverly Hills, CA 90210  
[joyce@essexharvey.com](mailto:joyce@essexharvey.com)

523 West Sixth Street, Suite 826  
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Mr. Danny Harvey  
Coldwell Banker Previews International  
301 N. Cañon Drive, Suite E  
Beverly Hills, CA 90210  
[dannyharvey@essexharvey.com](mailto:dannyharvey@essexharvey.com)

**RE: Singleton Residence, 384 Delfern Drive, Holmby Hills**

Dear Ms. Essex and Mr. Harvey:

On behalf of the Los Angeles Conservancy, I am writing to share information on the architectural and historic significance of the Singleton House, located at 384 Delfern Drive in the Holmby Hills neighborhood of Los Angeles. We provide this additional information to help ensure that potential buyers are apprised of the building's historic significance, requirements under the California Environmental Quality Act (CEQA), and economic and regulatory incentives available to encourage its preservation.

The Singleton House, completed in 1970, was commissioned by Henry Singleton, an American electrical engineer and business executive who made significant contributions to aircraft inertial guidance. He co-founded Teledyne, Inc. and served as its chief executive officer for three decades.

The approximately 15,520 square foot house, designed by master architect Wallace Neff in the French Provincial style with eclectic detailing, was Neff's last major work and the largest he ever built. His career spanned more than five decades, from 1921 to 1975, and his work ranged from



elegant residential designs for the famous and wealthy, institutional and religious structures, and pioneering forms of affordable housing. Neff's career and designs have been profiled in several publications and were the subject of a 1989 exhibit "Wallace Neff 1895-1982: The Romance of Regional Architecture" presented by the Virginia Steele Scott Gallery at The Huntington Library.

Neff worked in a variety of architectural styles throughout his career and established his own manner of design, working to capture the uniqueness of California as a place by using traditional influences in innovative ways. His creative approach included an eclectic use of detailing, design elements borrowed from other styles, and embellished traditional forms to add a romanticized quality.

Dr. and Mrs. Singleton commissioned Neff to design the house after they were unsuccessful at negotiating the purchase of the nearby 1938 house Neff had designed for actress Joan Bennet. Neff responded by designing a contemporary version of the Bennett house on a grander scale. The resulting house, which was the largest of Neff's career, features a symmetrically balanced French Provincial design sporting a tall hipped roof and attenuated chimneys rising high above the roofline—a Neff trademark. Neff's design includes prominent eclectic elements in the form of Colonial Revival porticos featuring Egyptian-inspired open lotus columns. The house's major and minor axes cross at the double-height oval central stair hall, the woodwork of which was modeled on that of the Petit Trianon at Versailles.

Neff was deeply involved in the construction of the house, which took two years. He chose the materials which cover the floors and walls of the important rooms, including the marble of the hall floors and the walnut paneling which lines the walls of the library.

The whitewashed brick exterior is accented by windows and French doors sporting louvered shutters and several wrought iron balconies at the second floor. The house's north elevation opens onto a spacious, brick-paved motor court, while the south elevation opens onto a brick-paved terrace overlooking the gardens.

The seven-plus acre property is characterized by mature trees and meandering paths leading from the house to the greenhouse, a pond, and tennis court enclosed by a latticed trellis. Neff worked closely with landscape architect Thomas D. Church on the project, which included the transplanting of full-grown sycamore trees chosen in the upper arroyo above Pasadena.





The Conservancy believes that the Singleton House qualifies as a historical resource for the purposes of future project review under the California Environmental Quality Act (CEQA) should there be a future lot subdivision, demolition and/or major alteration to the residence. CEQA provides a process by which to evaluate a proposed project and the consideration of a range of preservation alternatives.

Any future owner can take advantage of a variety of construction and/or financial incentives, including the Mills Act property tax abatement program and code flexibility under the California Historical Building Code. The Conservancy also maintains a Professional Services Directory of building professionals familiar with historic rehabilitation and restoration work that can provide guidance and expertise to potential buyers. The directory is available at our website at <https://www.laconservancy.org/resources/find-professional>.

We would appreciate the opportunity to meet with you and view the property to discuss the home's historically significant features and historic preservation related incentives that would be available to the future owners.

**About the Los Angeles Conservancy:**

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or [afine@laconservancy.org](mailto:afine@laconservancy.org) should you have any questions or concerns.

Sincerely,



Adrian Scott Fine  
Director of Advocacy



1900 AVENUE OF THE STARS, SUITE 2410  
LOS ANGELES, CALIFORNIA 90067  
T: (310) 553-7176 / F: (310) 552-0834  
WEBSITE: WWW.HOLMBYHILLS.ORG



November 19, 2015

Mr. Paul Koretz, Councilmember  
Council District 5  
200 North Spring Street, Room 440  
Los Angeles, California 90012

**Re: 384 Delfern Drive – Singleton Estate (Historical Preservation)**

Dear Councilmember Koretz:

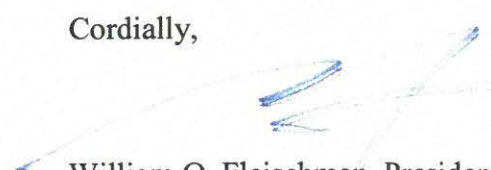
I am writing on behalf of the Holmby Hills Homeowners Association regarding the above-referenced property. It has come to my attention that the Singleton Estate has been acquired by a developer, who plans to demolish the existing home to build multiple single-family residences in its place.

If you are not already aware, the Singleton House, a southern colonial, was built for Henry Singleton, the electronics giant, and is one of the last major works of the architect, Wallace Neff. This timeless, yet elegant, architectural masterpiece should not be destroyed, as not only the workmanship of Neff would be obliterated, but so, too, a part of our Los Angeles history.

Linda Dishman of the Los Angeles Conservancy has submitted a nomination for the Singleton House and the surrounding estate to be deemed a historical monument. The Cultural Heritage Commission heard the application on November 5<sup>th</sup> and took the matter under submission. We ask that you support that nomination when it comes to full Council review. Doing so, would not only help this glorious estate avoid demolition, but, if successful, would keep the architectural beauty and history of our neighborhood intact.

Feel free to contact me with any questions or comments.

Cordially,



William O. Fleischman, President  
Holmby Hills Homeowners Association

WOF:vjj

Cc: Linda Dishman, President and CEO – Los Angeles Conservancy

Bcc: Mr. Paul Koretz, Councilmember  
Council District 5  
West L.A. Field Office  
822 South Robertson Boulevard  
Suite 102  
Los Angeles, California 90035

Mr. Paul Koretz, Councilmember  
Council District 5  
Valley Field Office  
15760 Ventura Boulevard  
Suite 1020  
Encino, California 91436



Sheri L. Bonstelle  
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December 21, 2015

VIA MAIL AND E-MAIL

Richard Barron, President  
Cultural Heritage Commission  
200 N. Spring Street, Room 272  
Los Angeles, CA 90012  
Attn: Fely C. Pingol, Commission Executive Assistant  
Fely.Pingol@lacity.org

Re: Request for Extension of Hearing Date  
384 Delfern Drive

Dear President Barron and Members of the Cultural Heritage Commission:

We represent Holmby Hills Premier Estate, LLC, the owner of the property located at 384 Delfern Drive, Los Angeles, California (the "Property"). In October 2015, the Los Angeles Conservancy filed a nomination for the Property as a Historic Cultural Monument, without notifying the owner. On November 5, 2015, the Cultural Heritage Commission (the "Commission") took the Property under consideration as a Historic Cultural Monument, again without notifying the owner, and has tentatively scheduled the Commission hearing on the potential designation for Thursday, January 7, 2016. We request an extension of the Commission hearing date to March 3, 2016, so that the owner and his historic consultants can provide substantive information regarding the actual history, construction and current condition of the Property. The nomination is filled with inaccurate statements and incomplete information that do not provide accurate evidence in the record to substantiate a nomination. A failure to provide an extension will violate the owner's due process rights.

The nomination by the Los Angeles Conservancy at this time is extremely disappointing and done in bad faith considering the recent history of the Property. The Property was taken under consideration for Historic-Cultural Monument status on May 12, 2015 and was denied final approval on July 16, 2015. At the time, the Commission commented that there was not enough information in the record to support designation. The owner, Adrien Labi, informed the Commission that he was still evaluating the Property and would return to the Commission for consideration at a later date. He also told the Commission that there was a long term tenant on the Property, so there was no concern regarding potential construction work. Mr. Labi understood that the Commission would not move to designate the Property, and he returned to his home in Paris, France.

So, imagine his surprise, when Mr. Labi receives a notice that his Property is again considered for designation – this time during the busy holiday season including Thanksgiving, Christmas, and New Year's. The Los Angeles Conservancy and the Commission did not even have the consideration to inform him that it may consider a second nomination in the same year, so that he could make proper arrangements to obtain and submit accurate information about the Property. The Municipal Code does not *require* notification of an owner prior to nomination of a property in order to ensure that an owner does not demolish any building prior to nomination. However, the Commission knew that this was not an issue in this case. Mr. Labi made a gentleman's agreement with the Commission to return for re-consideration of the Property and is not even living on the Property. The Commission understood that the Property was rented to a family that wishes to maintain its privacy, especially during the holidays. Instead, the renewed nomination directly violates the City's policy to not accept circulation of planning documents over the holiday season, in order to allow sufficient public participation and input in compliance with due process.

The Municipal Code does not prohibit an extension of the Commission hearing date, if the owner and Commission mutually agree to extend it. The Cultural Heritage Ordinance requires that the Commission act within 75 days for the benefit of a property owner, so that an applicant cannot unreasonably prohibit development of a property for an extended period of time that does not have historic significance. (Administrative Code Section 22.171.10(e)) But, there is no prohibition to extend the time to act, where the owner needs additional time to gather and provide relevant property documents. The City's Commissions and Councils routinely extend hearing dates by mutual consent, where the Municipal Code is silent on the matter, but where due process demands it. This especially applies to the Property, because there is an existing tenant, the Property is not readily accessible, and it is a busy holiday season. An extension would only benefit the Commission's evaluation process by providing a more robust and accurate record of evidence.

In the event that the agenda has been noticed prior to removal of this matter, we request that the Commission continue the item without taking any testimony, so that the owner can submit additional information. We intend to provide additional documents to the Office of Historic Resources, who informed us that they will forward the evidence directly to the Commission as soon they receive it. We understand that the Commission will consider all information from the owner prior to taking any action on this matter.

Sincerely,



SHERI L. BONSTELLE for  
Jeffer Mangels Butler & Mitchell LLP



Richard Barron, President  
December 21, 2015  
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cc: Lambert Giessinger, Preservation Architect, Office of Historic Resources  
Ken Bernstein, Manager, Office of Historic Resources  
Shannon Ryan, City Planning Associate, Office of Historic Resources  
Hon. Paul Koretz, CD 5  
Shawn Bayliss, Planning Deputy, CD 5  
Charles Sewell, Deputy City Attorney