WEDDINGTON GOLF AND TENNIS CLUB
4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane
CHC-2020-7764-HCM
ENV-2020-7765-CE

Agenda packet includes:

1. Under Consideration Staff Recommendation Report
2. Historic-Cultural Monument Application
3. 2012 Historic Resources Assessment Report

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-2020-7764-HCM
ENV-2020-7765-CE

HEARING DATE: January 21, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of January 22, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

Location: 4047-4155 N. Whitsett Avenue;
12506-12630 W. Valley Spring Lane
Council District: 2 – Krekorian
Community Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Studio City
Legal Description: Tract 19437, Lot 1

PROJECT: Historic-Cultural Monument Application for the WEDDINGTON GOLF AND TENNIS CLUB

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: 4141 Whitsett LLC c/o David Weil
3700 Coldwater Canyon Avenue
Studio City, CA 91604

APPLICANT: Teresa Austin
4245 Laurelgrove Avenue
Los Angeles, CA 91604

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an 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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Weddington Golf and Tennis Club is a private recreational facility located on a triangular lot bounded by W. Valley Spring Lane to the north, N. Whitsett Avenue to the east, W. Valleyheart Drive to the south, and N. Bellaire Avenue to the west in the Studio City neighborhood of Los Angeles. Sited on the former sheep ranch of San Fernando Valley pioneer Wilson C. Weddington, the golf course was built in 1955 when the Weddington family leased the property to actor and golf professional Joe Kirkwood, Jr. That year, architect William M. Bray (1905-1998) designed a golf shop and clubhouse in the Ranch architectural style that was erected by the Colonial Construction Company. The subject property was largely developed over the next ten years, with the addition of tennis courts in the 1970s, and the site now consists of a golf course, driving range, tennis courts, tennis clubhouse, and golf clubhouse. Operated by the McCallister family from 1958 until 2008, the subject property was called the Studio City Golf and Tennis Club.

Formed around 1927, Studio City was conceived as a combined studio, commercial development, and residential subdivision; however, the area remained largely rural until the 1950s. Similar to the rest of Southern California, the San Fernando Valley experienced a dramatic construction and population boom fueled by the increased demand for housing following World War II. Migration to the region was driven by a booming postwar economy, led by the defense industry that provided thousands of new jobs in aviation. In the development of Studio City and surrounding areas, communities were designed and built to be complete neighborhoods, with schools, churches, shopping centers, and parks located within a close drive of residential streets. Neighborhoods were promoted for their balance of work and recreation opportunities, such as golf courses and tennis courts, that had previously been unavailable to the average middle-class citizen.

The subject property spans approximately 16 acres, and the primary entrance is oriented to the east facing Whitsett Avenue. Much of the property maintains a park-like setting with landscaping and mature trees. Golf-related resources are located at the northeastern portion of the site and include a one-story clubhouse; a nine-hole, par three golf course; a 24-stand, 230-yard driving range; and a putting green. The clubhouse is of wood-frame construction with board and batten cladding and has a side-gabled roof with wood shingles and overhanging eaves. The structure sits at an angle facing the northeast corner of the site and is approached by a walkway from the parking lot to the south. The primary entrance is recessed beneath the overhang and consists of aluminum-frame glass doors with flanking full-height sidelites. Interior features include knotty pine paneling, wrought iron light fixtures, and a slab fireplace wall with variegated brick cladding. The interior includes a reception area, a coffee shop and a pro shop. The golf course loops around the property, partially encircling the driving range, and winds back to the clubhouse. A wood, shed-style canopy shelters the northern half of the stands within the driving range, and temporary awnings shelter those on the south end. Eight original light standards, designed in the form of a golf ball set atop a tee, line the fence along the Whitsett Avenue parking lot and provide light to the driving range.

The southeastern corner of the parcel is dedicated for tennis use and includes a small club structure and 16 concrete courts located in staggered rows. The club structure faces west toward the tennis courts and features board and batten cladding and a front-gabled roof with wood shingles. Fenestration consists of aluminum sliding windows, and the entrances consist of single doors with inset panels and a cross-timber detail. There is also a temporary maintenance structure east of the tennis courts at the southern property line, which consists of a fenced yard with a roof.

William M. Bray, architect of the golf clubhouse, practiced architecture in Southern California for over 60 years, with an office located in Encino. Aspects of Bray's residential designs were periodically featured in the *Los Angeles Times* throughout the 1950s and 1960s. Bray was

responsible for two of the residential designs for the Aladowney Homes subdivision in Downey (1951) and Brighton Hills in Montebello (1961), where he employed the popular Ranch architectural style. He also designed a retirement community in Palm Desert called "Palm City." In 1994, Bray was awarded a lifetime achievement award from the San Fernando Valley chapter of the American Institute of Architects. His son and business partner, Roger W. Bray, continues the practice today as Bray Architects.

The subject property has experienced several alterations that include an addition to the clubhouse in 1962; the demolition of a maintenance building, construction of a new maintenance building and the construction of an enclosure at the driving range, creating 10 sheltered tees, in 1966; the construction of tennis courts, court fencing and a tennis shop in 1974; the installation of tennis court fencing in 1975; the installation of fencing with lights in 1976; and the demolition of four original tennis courts and a 1966 maintenance structure as part of the construction of a fire station in 2007 at the southern corner (land now owned by the City of Los Angeles).

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of a 1950s private recreational facility/tennis club/golf course in Studio City. The survey found that the property appears to meet the eligibility standards; however, because it was not fully visible from the public right-of-way the evaluation could not be completed.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her 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.

BACKGROUND

On December 23, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of January 22, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21,*

2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.

In 2001, there was a proposed project to develop the subject property with a new 200-condominium unit senior housing complex with an associated subterranean parking structure on a portion of the site and the continued maintenance, reconfiguration, and reconstruction of the existing golf and tennis use (case nos. CPC-2001-1331-MPR-GPA-ZC-BL-VCU-CUB-SPR and VTT-74209). In 2012, Architectural Resources Group prepared an Historic Resources Assessment report as part of the Environmental Impact Report (case no. ENV-2001-1196-EIR), which found the subject property to be eligible for listing in the California Register of Historical Resources as locally significant in the area of recreation and entertainment as a community recreation center, and representative of a local, 1950s community golf course. On March 27, 2018, the project was withdrawn at the request of the applicant and property owner.

In 2020, a case was filed to develop the site of the subject property with a new athletic facility for a private school (case nos. CPC-2020-1511-VCU-SPR-WDI and ENV-2020-1512-EIR).

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Weddington Golf and Tennis Club			Current name of property
Other Associated Names: Studio City Golf and Tennis			
Street Address: 4141 North Whitsett Ave		Zip: 91604	Council District: 2
Range of Addresses on Property: 4141-4055 North Whitsett Ave		Community Name: Weddington Golf and	
Assessor Parcel Number: 2375018020	Tract: TR 19437	Block: none	Lot: LT1
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: golf ball light standards, par 3 golf course and driving range, putting green			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1956 ● Factual ○ Estimated	Threatened? Private Development
Architect/Designer: Joe Kirkwood, Jr. William M.Bray AIA (Clubhou	Contractor: Colonial Construction Co.
Original Use: golf club house, golf course, putting green and drivi	Present Use: same
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Ranch, Traditional	Stories: 1	Plan Shape: Rectangular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Select	Material: Select
ROOF	Type: Gable	Type: Select
	Material: Wood shingle	Material: Select
WINDOWS	Type: Casement	Type: Casement
	Material: Wood	Material: Aluminum
ENTRY	Style: Off-center	Style: Off-center
DOOR	Type: Double	Type: Double

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.	
1962	Sept. 4 Permit to build food storage and additional room to clubhouse
1966	Sept. 21 demolish existing maintenance building
1966	Sept.27 construct new maintenance building
1966	Sept. 27 build tee roof, wood shake
1973	Aug. 8 Permit to build tennis courts 400 cubic yards, tennis shop, court fencing,
1973	Dec. 20 revise parking lot layout
1975	April 18 install tennis court fencing
1976	Oct.10 install fencing with lights

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): SurveyLA
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):	
☑	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
☐	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☑	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

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: Teresa Austin		Company:	
Street Address: 4245 Laurelgrove Ave		City: Studio City	State: Ca
Zip: 91604	Phone Number: 310.968.6670	Email: bartnote1@aol.com	

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ○ Unknown

Name: David Weil		Company: Harvard Westlake School	
Street Address: 3700 Coldwater Canyon Ave		City: Studio City	State: Ca
Zip: 91604	Phone Number: 818.980.6692/310.968.6670	Email: communications@hw.com	

Nomination Preparer/Applicant's Representative

Name: Teresa Austin		Company:	
Street Address: 4245 Laurelgrove Ave		City: Studio City	State: CA
Zip: 91604	Phone Number: 310.968.6670	Email: barnote1@aol.com	

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

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Teri Austin (Name:) July 4, 2020 (Date:) Teri Austin (Signature:)

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Introduction

Resident of Studio City, California Teri Austin has completed an application that expands and updates the 2012 Weddington Golf and Tennis Club Historic Resources Assessment Report prepared by ARG. Weddington Golf and Tennis Club is located at 4141 Whitsett Avenue in Studio City, California and appears to be eligible for listing in the National and California registers, as well as being an Historical Cultural Monument.

I am not a historian, or professional research professional, or expert in this field. Having lived in Studio City for over 30 years I feel it would be a great loss to our local culture and history if the Weddington Golf and Tennis property were not preserved. At the end of this report I have added a very recent (June 30, 2020) article from the *Los Angeles Times*. The article highlights that the history of the film industry is tightly woven into the history of Los Angeles. Worldwide the very name "Los Angeles" is synonymous with movies and television. The article speaks to the fact that Los Angeles still retains some vestiges of our history in buildings and landscape that are so iconically, genuinely Los Angeles, that can be used as locations to accurately portray L.A.'s past. Los Angeles would be the poorer without Angel's Flight, The Boyle Hotel, the Bradbury Building, and yes, the Chili Bowl restaurant. They all are part of the history of Los Angeles, as is Weddington Golf and Tennis.

I am fortunate that the ARG study was done less than 8 years ago on this same property. It could have been done 20 or 30 years ago as nothing has changed on this stunning slice of landscape and structural post war history. The following report focuses on both the patterns of local history and the criterion (1 and 3) that qualifies this property as an Historic Cultural Monument. SurveyLA found Weddington Golf and Tennis to be an "excellent example of a 1950s private recreational facility/tennis club in Studio City."

I want to be clear that the majority of my support documentation is solely the professional work of ARG and, as it is public record, I am grateful to have such a complete study to support my application. On May 29, 2007, ARG representatives visited the project site to document existing conditions. Research was conducted at the Los Angeles Public Library and at the Los Angeles Building Department. In addition, an informal interview was conducted with George McCallister, Jr. on May 29, 2007 to gather oral history.

ARG first evaluated the significance of the property in 2007 and then again in 2012. As a result of ARG's evaluation, they found that the property appears eligible for the California Register of Historical Resources as well as an Historic Cultural Monument. ARG recommended the property as eligible to be an Historic Cultural Monument again in 2012. In our estimation, the historic significance of Weddington increases with each passing year. I have included updated photographs of the same views in the ARG report to substantiate that the integrity of the property remains the same today as it did in 2012.

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

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The following description has been excerpted from Weddington Golf and Tennis Club Historic Resources Assessment Report prepared by ARG:

> The project site is located within the boundaries of Studio City, which is a part of the City of Los Angeles located in the San Fernando Valley. Residential neighborhoods occupy most of the surrounding land to the north, east and west. The Los Angeles River channel and Ventura Boulevard, a major commercial thoroughfare, are directly south of the property.
>
> *Site*
> The Weddington Golf and Tennis Club is located at 4141 Whitsett Avenue, at the southwest corner of Whitsett and Valley Spring Lane. The triangular site is 16.1 acres with a flood control channel forming the diagonal southwestern boundary, Valley Spring Drive the northern boundary, and Whitsett Avenue the eastern boundary. A short length of Bellaire Ave. forms the western boundary. The southernmost section of the property extends into the public right-of-way for Valleyheart Drive and the Los Angeles River. The property's public entrance is oriented to the east toward Whitsett Avenue. An asphalt drive with fl anking parking serves as entrance and exit. A putting green and clubhouse at the property's northeastern corner signal the property's use. The majority of the property maintains a park-like setting as a result of the landscaping and mature trees. The southeastern corner of the parcel is dedicated for tennis use and, most recently, a portion of that area has been given over to the City of Los Angeles for use as a fire station.
>
> *Cultural Landscape Elements*
> According to the current property manager, virtually all design elements of the property were explicitly outlined in a conditional use permit. The recreational property is composed of multiple contributing elements. Golf-related resources include: a one-story clubhouse; a 24-stand, 230-yard driving range; a 9-hole, par 3 golf course; and a putting green. Tennis-related resources include: a small club structure and 16 concrete courts located in staggered rows at the southeast portion of the property, adjacent to the fire station site. Other elements include: a maintenance structure east of the tennis courts at the southern property line.
>
> *Clubhouse*
> The Weddington Golf and Tennis Club features a one-story clubhouse building near the southwest corner of Whitsett Avenue and Valley Spring Lane, on the northwest corner of the subject property. The building sits at an angle facing the corner. Its front lawn is a putting green, with a low, nonoriginal brick wall with weeping mortar bordering the street that replaced an earlier split rail fence. A walkway parallel to the front of the building approaches the entrance from the parking lot to the south.
>
> The clubhouse is wood frame construction on a concrete slab-on-grade foundation. It has a wood shingle-clad, side-gabled roof with deep eaves along the front and rear of the building to create generous overhangs. The front overhang is supported by square wood posts. The exterior cladding of the building is painted board and batten siding. The north side contains utility uses, with a shed-roofed garage (its roof parallel to the main gable) and a small shed (its roof perpendicular to the main gable, attached to the wall) and an exterior vestibule at the back of the pro shop enclosed with chain link fencing.

The recessed entrance is sheltered beneath the overhang, with the entrance and the glass wall of the front of the building recessed from the eave line. Large, low planters to the north and south of the entrance hold shrubs and small trees that pass upwards through rectangular cut-outs in the front slope of the roof. The entrance is on grade, with aluminum-frame glass doors and full-height plate glass windows to either side. It is not clear whether these expanses of glass are original or alterations. Inside the entrance, the main interior space is a reception room. The tile and carpet floor of the clubhouse is not original, nor is the wallpaper above the paneling or large mirror on the south wall, but most other features of the interior have changed very little, leaving the clubhouse with high interior integrity. Knotty pine paneling covers the walls up to a datum line set by the east (entrance) and west (rear) walls. The major feature of the reception room is a slab fi replace wall extending from floor to ceiling and clad in variegated brick. The rectangular cutout of the fi replace box is surrounded by two wrought iron, six-arm light fixtures that carry shaded hurricane lanterns. A matching four-arm fixture hangs near the pro shop desk. The reception space is flanked by offices to the north and restrooms to the south. The rear entrance to the greens is on axis with the front door, with an enclosed coffee shop to the south and a pro shop to the north.

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

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

Golf Course

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

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

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

property. A row of mature eucalyptus trees buffers the second fairway from the property line to the north.

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

The fourth hole tees off just east of the third green and runs parallel to the river channel's path, roughly 105 yards. The fourth green is located at the approximate midpoint of the property's southern boundary along the edge of the river channel.
The fifth and sixth holes have been reconfigured from their original 1958 design. Originally, the fifth hole followed a dog-leg pattern with the tee located adjacent to a wider driving range. The fairway opened to a wide triangle, its base lined with mature eucalyptus trees that still stand and separate the property from Whitsett Avenue. Originally, the oval-shaped fi fth green was located at the southeastern corner of the property. Following the addition of tennis courts and division of the driving range in the 1970s, the fifth hole now runs along the south fence of the driving range for approximately 115 yards. The sixth hole, originally positioned parallel to the river wash, now runs parallel to the fi th hole but in the opposite direction, with its green located at the edge of the property along the river. The sixth fairway measures 105 yards.

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

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

The ninth tee is reached by traveling a short northeasterly diagonal between the second tee and the first green. The ninth tee has been moved slightly east from its original ocation (which is still visible), foreshortening the ninth fairway to just 90 yards. A row of mature eucalyptus trees and Mexican fan palms line the northern property line along the ninth fairway. The green is located atop a slight rise. The length of the hole parallels the property's northern property line, returning the player to the clubhouse entrance.

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

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

Tennis House
The tennis office was constructed in 1974, when tennis courts were added to the facility. The style of the building was patterned after that of the main clubhouse. It has a front-gabled roof clad in wood shingles facing west toward the tennis courts. A separate fl at canopy of open beams for a shade structure is attached to the front façade and supported on metal posts. The exterior siding is board and batten, and the fenestration, concentrated at the west end, consists of large, square aluminum-frame sliding windows. The front door, and a side door on the north side, have a large single light over an inset panel with a cross-timber detail. The tennis office and the adjoining courts were constructed outside of the period of significance for the site, and so are not considered historic features of the site.

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

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

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

B. Statement of Significance

Weddington Golf and Tennis is significant as an Historic Cultural Monument under the first and the third criteria for designation. Under Criterion 1, SurveyLA found it to be an "excellent example of a 1950s private recreational facility/tennis club in Studio City." The ARG report further explains:

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

Under Criterion 3, the ARG Report describes importance of Weddington Golf and Tennis:

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

The following is excerpted from Weddington Golf and Tennis Club Historic Resources Assessment Report prepared by ARG:

> **Historical Background and Context**
> **San Fernando Valley**
> The history of the San Fernando Valley is largely a story of its development. What was an undeveloped and arid valley of ranchos 150 years ago has been transformed into a dense urbanized "suburb" with a population of over 1.7 million (Roderick 2001, v). Through its short history, the San Fernando Valley has been home to some of the nation's largest agricultural producers, the rise of the film industry, a central hub for the aviation and defense industry, and most importantly, a relentless real estate growth machine that subdivided the valley and sold its image of the good life to people throughout the United States and the world. Infrastructure investments have been vital to this development. The Southern Pacific Railroad made the Valley accessible, providing an essential link to a nation-wide consumer market for the Valley's agricultural products and a steady supply of new residents. The arrival of a reliable water source through the Los Angeles Aqueduct supported dramatic growth. The Pacific Electric streetcar system linked the Valley within the Los Angeles region, enabling further access to vacant land for development. Most famously, the advent of the automobile and the mass-produced housing industry spread the Valley's prototypical subdivisions across nearly all remaining open spaces…

Growth in Valley Industry

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

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

The aviation and defense industry was also vital to the growth of the Valley, especially during the periods leading up to and following World War II. By the end of the 1950's, nine of the ten biggest Valley manufacturers served defense contracts, the largest of which was Lockheed, which had moved to Burbank from Hollywood in 1938 (Roderick 2001, 133).

Postwar Suburban Expansion

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

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

Communities were designed and built to be complete neighborhoods, with schools, churches, shopping centers and parks located within a close drive of residential streets. Typically, subdivisions were also located near important industrial employment centers,

such as the concentration of defense contractors in the Valley (Hise 1997, 187). Neighborhoods were promoted for their balance of work and recreation opportunities that had previously been unavailable to the average middle-class citizen. Homes, though small, were outfitted with appliances that provided the convenience of modern life at a reasonable price. Small backyards provided open space for children's play, barbeques, and other informal gatherings.

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

Weddington Family

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

McCallister Family

Golf is something of a calling in the McCallister family. The McCallisters owned and operated what was known as the Studio City Golf & Tennis Club (leasing the property from the Weddingtons) from the time that George McCallister, Sr. purchased the business from Joe Kirkwood, Jr. in 1958 until June of 2007. McCallister Sr. was an avid golfer and member of the Wilshire Country Club, and an investor in sporting goods and real estate. George McCallister Sr.'s brother invented the first golf glove, which he had initially designed for fighter pilots when he was stationed with the Air Force in Illinois. In addition to operating the course, McCallister Sr. provided a forum for people to learn the game, offering individual golf instruction, as well as group swing lessons where an instructor demonstrated from a dais. McCallister Sr. was influential in lobbying the Los Angeles city schools to incorporate his form of golf instruction into physical education programs. George McCallister Jr. started working at the course when he was twelve. His brother John later brought him on to refurbish the course. McCallister Jr. became manager in 1993, and his brother John left to become a golf course designer. The younger

McCallister brothers also were partners in a live music club called Axiom in San Clemente (George McCallister, Jr., personal communication, 29 May 2007).

Recreation

Golf

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

Southern California was home to some of the first golf courses in the state. The first, on Catalina Island, was built in 1892, followed by courses in Pasadena and Riverside in 1894, Santa Monica in 1896, and Los Angeles in 1897 (Pitt & Pitt 1997, 177). The Valley's first grass golf club, The Hollywood Country Club, opened in 1922, located south of Ventura Blvd. at Coldwater Canyon. The course was the centerpiece in an upscale residential subdivision and was primarily used as an amenity to sell the development. The club eventually went defunct, and the course became the campus for the Harvard Boys Preparatory School.

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

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

Perhaps even more important than the spread of home and automobile ownership was the solidification of television as the primary source for entertainment and information for most Americans. This provided a vehicle that enabled golf, a sport poorly suited for live viewing because of its slow pace and spread of action across a large course, to reach a wide audience (Barkow 2000, 82). While tournaments such as the Masters were well-respected in golf circles, the average American was not particularly engaged, but this changed after the first broadcast of the tournament in 1956 (Barkow, 2000, 90). Major golf tournaments became televised, and with network advertisement revenue increasing, both prize money for players and fees to golf organizations and clubs soared. The television market also enabled the promotion of mass-produced golf equipment, clothing,

and accessories that further cemented the game as a middle-class pastime. The increasing presence of television in golf competition brought about a new type of golfer, best typified by Arnold Palmer: a dynamic, exciting player who, through his media savvy, became the sport's first superstar (Barkow, 2000, 128).

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

Tennis

The popular history of tennis, like golf, is that of a sport with an elitist association that moved into the mainstream. What had been played at exclusive country clubs became available to many in municipal parks for nominal fees or for free. During the peak of the popularity of tennis in 1978, in reflection of the sport's democratization, the United States Tennis Association moved the location for the U.S. Open from the private West Side Tennis Club to a complex in the public Flushing Meadows Park in the New York City Borough of Queens ("Tennis," n.d.). Like golf, tennis has enjoyed increased popularity through the televising of major tournaments, and the cultivation of top players into high profile colorful media celebrities, such as Jimmy Connors and John McEnroe in the 1970s and 1980s.

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

Property Typology of the Community Golf Course

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

The combination of greenery, open spaces, social outlets, and community recreation provided by golf courses were valued in the 1950s. While some courses were carved out of wooded areas and some, like Weddington Golf Course, were on "leftover" pieces of land in already-developed areas, golf courses were considered a valuable use of land that still allowed for the open spaces that were rapidly disappearing as urban and suburban landscapes developed. An 18-hole golf course needed to be three miles long and one hundred yards wide, but "this ribbon of grass can be tied in bowknots, twisted into any desired shape, (or) laid in bits" (National Golf Foundation, Inc., 1955, 6). Golf was commonly combined with other recreational facilities such as swimming pools, or in the case of Studio City (though not until twenty years later), tennis.

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

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

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

The Weddington Golf Course represents the essential characteristics of this property type from the period. It has high associative value and very effectively communicates the character and feeling of a local community golf course of the post-war era.

Clubhouse Architect William Bray, AIA

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

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

Site History

This site formed part of the vast territory in the San Fernando Valley that Pio Pico sold to Isaac Lankershim in 1869. Because of the timing of the parcel's purchase by the Weddingtons in 1890, it may have been a portion of the lands subdivided by James Lankershim. Wilson Weddington operated a sheep farm on the site, but then switched to wheat and, later, casaba melons ("Sheep ranch, circa late 1800s," n.d.). The Toluca post office operated out of the Weddington home until it moved to the family's general store in 1894. In 1927 the river portion of the parcel was dedicated to Municipal Improvement District #61 for the development of a flood control system. The river was lined with concrete during the late 1940's.

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

average players, who also knew little about the history of the game. Because Kirkwood's Golf Center was essentially a neighborhood course, the difficulty of play limited its draw, and it went bankrupt (George McCallister, Jr., personal communication, 29 May 2007).

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

In 1966, McCallister Sr. replaced the maintenance building with a larger structure and built an enclosure at the driving range, creating 10 sheltered tees. Construction on the tennis courts began in 1974 spurred on by the interest in tennis of McCallister's partner, Art Andersen. Andersen had built a court at his house which proved to be a popular amongst his friends and family. Recognizing a market need, Andersen and McCallister Sr. shortened and slightly repositioned the 5th and 6th tees to accommodate the construction of five tennis courts. Later, the width of the driving range was reduced to make room for an additional fifteen courts. Four were recently dismantled to accommodate the new Los Angeles City fi re station (George McCallister, Jr., personal communication, 29 May 2007).

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

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

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CURRENT PHOTOGRAPHS OF CLUB HOUSE, DRIVING RANGE AND GOLF COURSE



Primary Photo 1: Putting Green and Clubhouse—East elevation (June 2020)

Note, contemporary photos were taken from the same vantage points as the photos in the 2012 ARG report.



Primary Photo 2: View of Original 1956 Golf Ball Standards from driving range (June 2020)



A: Putting Green (ARG), see Primary Photo 1



B: Clubhouse Exterior (ARG)



B: Clubhouse Exterior (June 2020)



C: Clubhouse Entrance (ARG)



C: Clubhouse Entrance (June 2020)



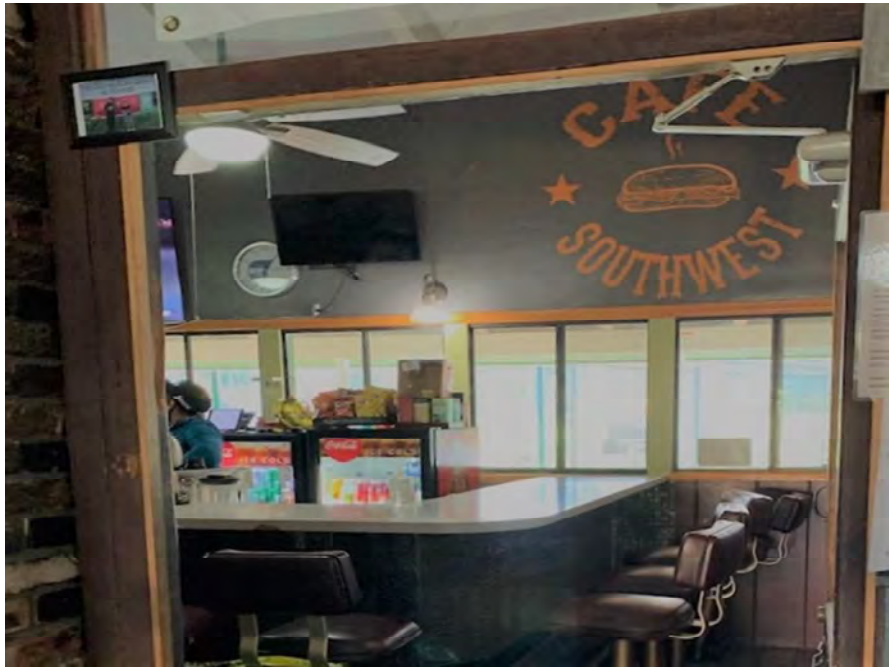
D: Clubhouse Interior: Fireplace (ARG)



D: Clubhouse Interior: Fireplace (June 2020)



E: Clubhouse Interior: Lunch Counter (ARG)



E: Clubhouse Interior: Lunch Counter (June 2020)



F: Clubhouse Interior: Pro Shop (ARG)



F: Clubhouse Interior: Pro Shop (June 2020)



G: Clubhouse Rear Exterior (ARG)



G: Clubhouse Rear Exterior (June 2020)



H: Second Hole Green (ARG)



H: Second Hole Green (June 2020)



I: Third Hole Tee (ARG)



I: Third Hole Tee (June 2020)



J: Fourth Hole-View from Tee (ARG)



J: Fourth Hole-View from Tee (June 2020)



K: Sixth Hole Green (ARG)



K: Sixth Hole Green (June 2020)



L: Eighth Hole Green (ARG)



L: Eighth Hole Green (June 2020)



M: Ninth Hole-Tee & Fairway (ARG)



N: Driving Range Shelter (ARG)



O: Light Standards (ARG)



O: View of Original 1956 Golf Ball Standards from parking lot still standing in original placement (June 2020



P: Tennis Clubhouse (ARG)

HISTORIC PHOTOGRAPHS



Joe Kirkwood, May 1956





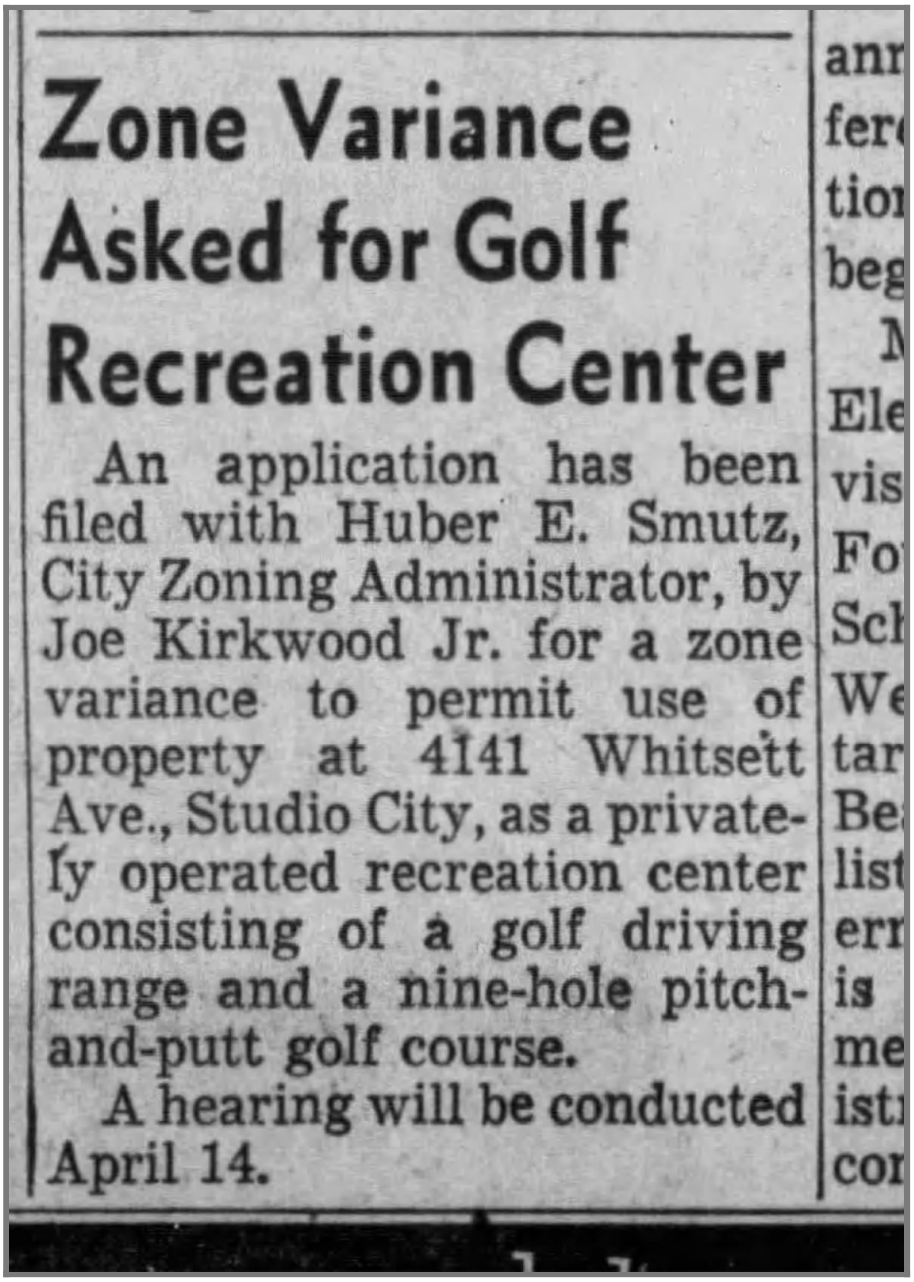
Joe Palooka movie posters featuring Joe Kirkwood Jr.in 1946 and 1949



Dean Martin hits first ball at Joe Kirkwood's new Golf Center, 1956, *Los Angeles Times*

Newspapers by ancestry
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Zone Variance Asked for Golf Recreation Center

An application has been filed with Huber E. Smutz, City Zoning Administrator, by Joe Kirkwood Jr. for a zone variance to permit use of property at 4141 Whitsett Ave., Studio City, as a privately operated recreation center consisting of a golf driving range and a nine-hole pitch-and-putt golf course.

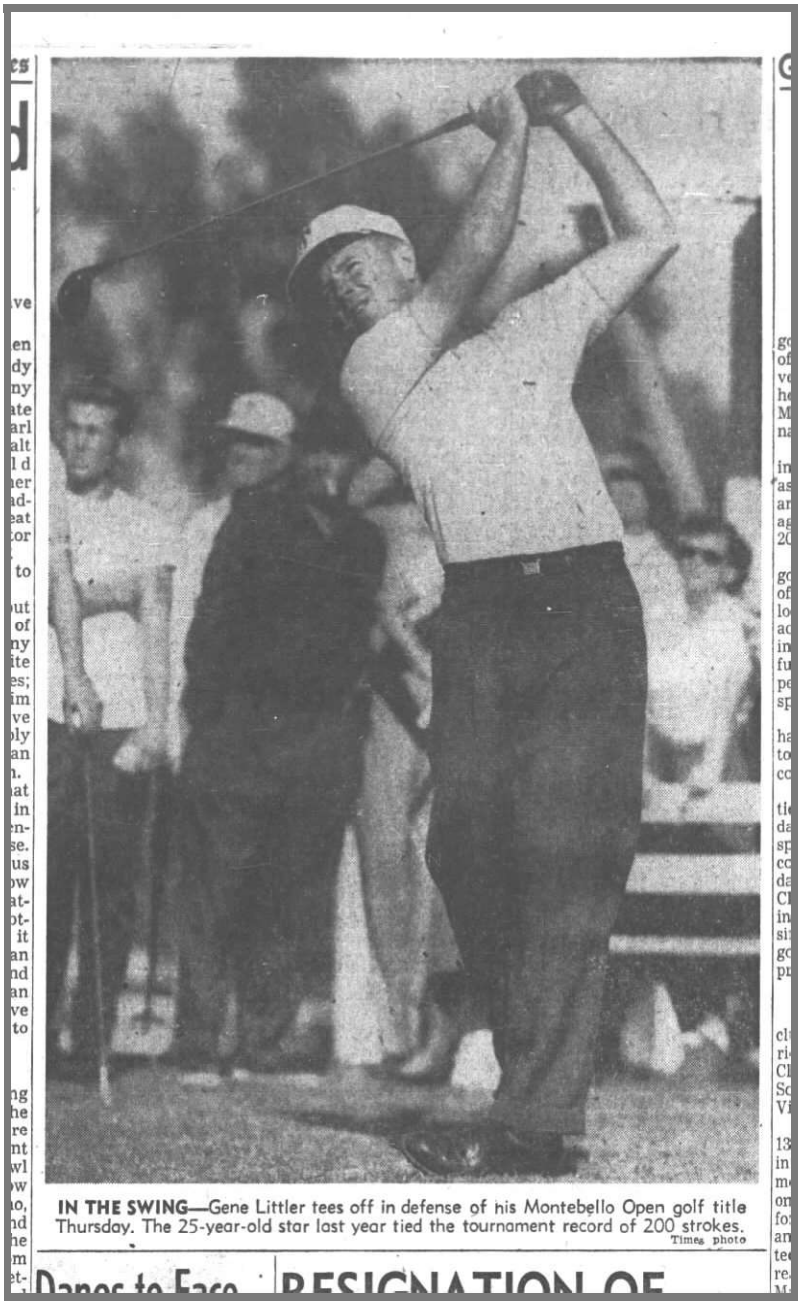
A hearing will be conducted April 14.

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Newspapers by ancestry

The Los Angeles Times (Los Angeles, California) · 11 Dec 1955, Sun · Page 92

Printed on Aug 4, 2020



IN THE SWING—Gene Littler tees off in defense of his Montebello Open golf title Thursday. The 25-year-old star last year tied the tournament record of 200 strokes. Times photo

Danes to Face | RESIGNATION OF

Curtis, Charles," Golfagraphs: Littler Defends Montebello Title. L.A. Times 12/11/1955

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GOLFAGRAPHS... By CHARLES CURTIS

The touring troupe of golf professionals gets a reputation, which tends to smear the whole lot, of being cantankerous, temperamental and just generally unpleasant. This comes from reporting of the incidents which happen along the way to a very few of the boys.

But after a good many years of viewing the pros in action for at least a few tournaments a year, we're happy to report that for every difficult character in the cast there are a dozen or more nice guys.

And we'd like to report on an incident involving one such nice guy.

We heard about it only recently from Jack Lovitt of Portland, although it happened in his home city last June.

No Professional Caddies

Portland doesn't have professional caddies, as we do in California and so the youngsters around town and the sons of club members are employed in tournaments. It was in the first round, at Portland Golf Club, of the Western Open and this player, at the 7th hole, hit an approach almost against the pin. The ball rested only inches from the cup and as the player walked up to tap it in, another player in the threesome called out, "Lift it," meaning the pin. But the youngster, a little confused, picked up the ball!

Result: a 2-strike penalty for the player. And three days later those 2 strokes stood between the player and a possible second-place tie in the tournament.

Fearful of End

We were a little fearful of how the story was going to end, of what the player said to the caddy, etc.

About all he said, at the time, and later, was "That's too bad." Didn't throw a club, didn't fire the caddy or anything.

Of course, about a month later he won a $50,000 first prize and got a contract for another $50,000 worth of exhibitions by taking the big Tam O'Shanter show in Chicago. So the loss of the prize money at Portland didn't mean too much to Julius Boros. But the incident proved again he's one of the real champions of golf.

Putter Patter

Scorecard jottings: Bill MacDonald, cosponsor with the Junior Chamber of Commerce of the L.A. Open, says he'll give up any connection with the local golf scene after his current contract expires. It has another year to go . . .

Qualifying for Southland pros will be Jan. 14 at Tijuana instead of the 13th. That's for the $12,500 Caliente Open, Jan. 19-22, sponsored by Carta Blanca beer and its owner, Faustino Gutierrez . . . Pro Red Bost of Tijuana CC says the course is in fine shape. It was closed in 1936, when gambling in Mexico was outlawed and the Caliente casino closed, but the course reopened in 1950 . . . Fred Morrison's 284 was the lowest 72-hole score shot there in the old days . . .

This week the troupe heads north to Pebble Beach and Bing Crosby's annual clambake. Cypress Point, Monterey Peninsula and Pebble Beach courses will be used, per the usual schedule, but without a Calcutta auction this year . . . Shirley Spork is now on the instruction staff at Tamarisk CC in Palm Springs.

Ashley Loafea is head pro at Joe Kirkwood Jr.'s Golf Center in North Hollywood. The driving range was opened in Hollywood first-nighter style last week and the nine-hole short course will be ready in a few months. Stan Watters and Bernie Guentner will be assistant pros . . . The Golf Center is at Whitsett Ave. and Ventura Blvd. . . . Raves over the condition of Rancho for the L.A. Open can be directed at Bill Johnson, the L.A. city head of golf course maintenance and construction, and Jerry Murphy, the Rancho course foreman. Their crews have been busy patching fairways for months.

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WHAT'S COOKIN' WITH KOKON



By PETE KOKON

Sports flashes. . . . The grand opening of the pitch and putt course at **JOE KIRKWOOD'S GOLF CENTER** on Whitsett avenue near Ventura boulevard will take place Sunday, May 13. . . . And none other than my favorite man-about-the-fairways, **MAURIE LUXFORD,** will act as master of ceremonies for the event. . . . And it's going to be an event, too. . . . There will be many celebrities on deck that Sunday afternoon, including the glamorous **JANE RUSSELL** (Mrs. Bob Waterfield). . . . You see, there'll be 20 beautiful scorers to accompany the star-studded foursomes and Luxford says all proceeds will go toward the **WAIF's (WOMEN'S ADOPTION INTERNATIONAL FUND)** in which Mrs. Waterfield is very active. . . . In fact the group just had an election of officers this week and at the meeting the most important business on the agenda (other than voting for officers) was making plans for this gigantic **ALL-STAR GOLF EVENT.** . . . You not only will be seeing many top stars, as well as a unique golf layout at Kirkwood's, but your financial help will make many a youngster happy throughout the world. . . . Incidentally, at Kirkwood's new golf course every hole is patterned after a famous hole at various courses in the world. . . . Yep, he's got one patterned after a hole from **ST. ANDREWS IN SCOTLAND.** . . . Business seems to be booming at our golf driving ranges in the Valley. . . . **SCOTTY HAMILTON** is as busy as a bee at the **VICTORY BLVD. FAIRWAYS.** . . . See where **EWING RICHARDSON** is doing mighty fine at the Toluca Fairways on Barham Road near Lakeside; the tees at **ST. ANDREWS** driving range in Woodland Hills have been filled almost each evening and **DICK BOGGS** has a constant flow of golfers whacking the ball at the practice range at the **SEPULVEDA BASIN.** . . . As for **JOE KIRKWOOD'S** Golf Center, business is on the upswing too as he just ordered 30,000 more golf balls to accommodate the fairway enthusiasts. . . . Hearings oftentimes are a waste of time and money. . . . There are sensationalism and headlines, indeed, but then nothing comes of it. . . . Now, take for example this boxing hearing. . . . Charges and countercharges have been hurled and more will come. . . . **FIXES.** . . . **SETUPS.** . . . **ETC.** . . . But the one thing that gets under my skin is when a **PROMOTER** or **MATCHMAKER** dips into a fighter's purse. . . . That would be like the boss taking a bite out of your paycheck just because business was bad last week, but when business is good doesn't give you any more. . . . If this investigation can prove that promoters and matchmakers take part of fighters' purses then I feel that it is successful. . . . That's the lowest down thing a guy can do. . . . After all it's bad enough for a kid to get into the ring and get his brains knocked out but it's worse if you have some guy sitting back taking part of your purse as a "kickback" in order to continue fighting at his club or in the state. . . . That's no good. . . . I say "burn 'em." . . .

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Kirkwood Course In May 13 Bow

The Joe Kirkwood Jr. Golf and Sporting Center, located in North Hollywood off Ventura boulevard on Whitsett avenue, will officially open its golf course, each hole of which is an exact duplicate of a famous hole in a golf course elsewhere in the world, on Sunday, May 13, with a charity, star-studded golf tournament sponsored by the Los Angeles Chapter of WAIF (Women's Adoption International Fund).

The Joe Kirkwood Jr. Golf Course opening is another step in the completion of the $2,200,000 sport center covering 45 acres. Future plans for 1956 for the center will be the construction of a championship swimming-pool, bowling alley, ice-skating rink, and a major restaurant.

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GOLF WITH LUNCHEON

Joe Kirkwood Jr. demonstrates golfing technique for fellow members of Studio City Rotary Club and guest, Fred Weddington, second from left, North Hollywood Rotary member, after luncheon at Kirkwood's driving range. Getting pointers are Paul Allen, left, president of Studio City Club, and actor Richard Arlen.—Valley Times photo.

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SPORTS PARADE

By BRAVEN DYER

Before I give you the lowdown on Landy, listen to this . . .

Now that the NCAA has blackballed Texas A&M, Florida and other institutions and the Big Ten has banned Ohio State's Buckeyes for being too free with a buck, we may have to start all over again in the matter of bowl games.

We have the Rose Bowl and the Pro Bowl and for the benefit of these and other squads which may be in ill repute I suggest the Semipro Bowl.

And with both Ohio State and Michigan State ineligible for the Pasadena engagement next January you Michiganders might just as well make your reservations now.

LANDY'S FEAT FANTASTIC

It was a fantastic thing that Australia's great miler could travel 8000 miles and with less than five days of training here still run the mile under 4 minutes flat. That he was beaten by less than a stride is beside the point . . . Oregon's amazing Jim Bailey had to do some traveling himself, but not 8000 miles.

I've made that airplane trip. It is close to 35 hours in the air and if you don't think that ties you up some, I suggest you try it.

Barring some setback between now and next Friday night, I think Landy will run faster at Fresno than he did here Saturday. Bill Nicholas won't kiss me for this, but I suspect that the Fresno strip is a wee bit faster than our Coliseum track. And that balmy Fresno breeze always has loosened the runners up about as effectively as anything I know.

M'GINNITY HURLED FOR BUMS, TOO

In writing about Don Drysdale, the San Fernando Valley kid now pitching with Brooklyn, I casually mentioned that Iron Man Joe McGinnity had hurled for the Bums in the good old days.

This caused several of my devout readers to remark that I was slipping. Among them was Leo McQuary, an old ballplayer himself.

"You ought to know," snorted Leo over the phone, "that Iron Man McGinnity was a hero with the New York Giants. Everybody knows that. How can you be so stupid?"

Well, as Mortimer Snerd points out, it isn't easy, but in this particular case I was right.

McGinnity had a 27-8 record with Brooklyn in 1900. It is true that most of his major-league career was in Giant livery, 1902-08. But he also pitched for Baltimore, when the Orioles were big-league stuff.

Iron Man Joe was a fabulous figure. In 1904 he won 35 and lost but 8. Through eight seasons he never fell below 21 wins. Twice he won more than 30. His average wins per season for eight years was 27!

McQuary, of all people, should have remembered about the Iron Man . . . because McQuary and I were youngsters together in Tacoma when McGinnity managed the Tigers there.

BOTH KIRKWOODS IN ACTION SUNDAY

The name Joe Kirkwood is famed in golf and the entertainment world. Joe Kirkwood Sr. was one of our better pros 25 years ago and now does his trick shot routine at various sports shows. Joe Jr. gained his greatest fame in the movies by portraying Joe Palooka.

Both will be seen in action next Sunday when the nine-hole Joe Kirkwood Jr. Golf Center is to be officially opened at Ventura Blvd. and Whitsett, about four miles west of the Lakeside Golf Club.

Maurie Luxford, golf's man in motion, is in charge of the program which will feature 40 top celebrities from stage, screen and radio. All proceeds go to the Waifs, those wonderful women who spend so much time and money finding homes for children who were orphaned in the war. It should be a large afternoon with fun for all. Luxford never presents anything but a top show.

NEEDLES, TOO

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GOLFAGRAPHS

Joe Kirkwood Course Will Be Opened Today

BY CHARLES CURTIS

Joe Kirkwood's nine-hole course on Whitsett Ave. in North Hollywood (near Ventura Blvd. and Coldwater Canyon) will be opened this afternoon with a celebrity tournament for the benefit of the Women's Adoption International Fund.

Maurie Luxford has lined up a top field of Hollywood personalities who will play on the short course, beginning at 1 p.m. Admission will be one dollar, with all gross proceeds going to the WAIFs, who use receipts for their activities to find homes for orphaned children whose parents were lost in wartime.

The course is part of a $2,200,000 sports center covering 45 acres. The driving range was opened earlier.

Names in Action

Top names in action will include Mickey Rooney, Phil Harris, Bob Hope, Gordon MacRae, Adolph Menjou, Dennis Morgan, Dennis O'Keefe, Gen. Omar Bradley, Jimmy McLarnin and Hoagy Carmichael.

Southern California qualifying for the National Public Links Championship will be June 17 at Brookside. The entry deadline is June 1 . . . Tommy Jacobs, the Montebello whiz, is representing Clock CC this year and hence ineligible for public links play. He will play in some of the major championships such as the Trans-Mississippi

Regional qualifying for the National Open takes on new significance this year because of the caliber of the players who must go through the tests . . . Lloyd Mangrum, for instance, the Open champ in 1946, is not on the exempt list (limited to the last five champs, the 10 low scorers last year and a few others) . . . Gene Littler and Jerry Barber likewise will have to qualify . . . Thus the local test, at Hillcrest June 4, could be quite a tussle if all seek to qualify here . . .

Bill Shirley of The Times sports department is thinking of limiting his golf to the 7th and 8th holes of Montebello. When he holed out a wedge shot for an eagle deuce on the 7th the other day it was the second time in six months he accomplished that feat. He has also eagled the 5-par 8th twice recently . . . Loyola University's annual "200 Club" tournament will be held on the school's course Saturday . . .

Putter Patter

Donald Higuchi aced the 208-yard 8th at GP's Roosevelt course. Richard Davis bagged an ace on the Rancho short course . . . Two eagles were reported on tough 4-pars at municipal courses. Bill Selleck used a brassie for his second shot on the 446-yard 2nd at Rancho and Robert Simpson hit a 4-wood second shot on the 445-yard 16th at Wilson. And in the cup they went! . . .

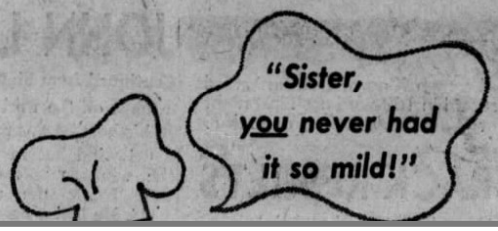
Pomona Country Club holds the second annual Los Angeles County Men's Amateur Championship May 26-27, a 36-hole medal play event with handicap flight prizes . . . This is the week of the annual Cravens Cup Tournament at San Gabriel, one of the historic and excellent club invitationals. Qualifying concludes Thursday, with a buffet dinner that night in place of the previous Calcutta auction. The tournament proper, match play in Scotch foursomes, is Friday, Saturday and Sunday . . .

Harvard Spikers Win

WEST POINT, N.Y., May 12 (AP)—Harvard, a weak sister since 1947, flexed its muscles today and won the heptagonal track and field championship in an upset with 52 1-10 points.

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An extraordinary opportunity for the qualified individual to represent prestige merchandise of finest quality advertised and sold through retail stores for more than half a century.
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PHARMACIST
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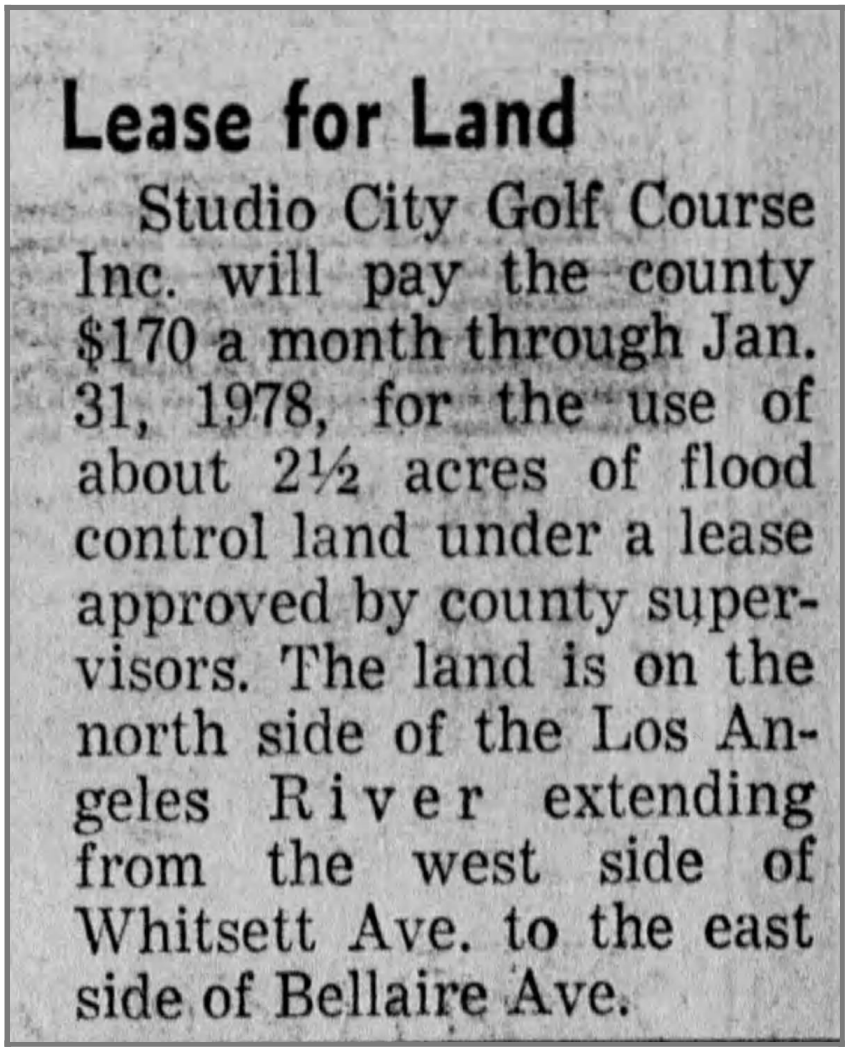
VALLEY PROS FROLIC AT JOE KIRKWOOD'S CLAMBAKE

Professional Bobby Ross of El Caballero Country Club, left, watches Wee Willie Barber of neighboring San Fernando Valley Country Club recover from trouble in yesterday's first annual pro-amateur golf tournament at Joe Kirkwood's Golf Center. At right, Big Jim Ferrier of Lakeside Golf Club sends tee shot onto first green while, in background, Lew Ayers, cinema star, left, and Rial Smith, co-owner of the golf "plant," looks on. Eric Monti and Zell Eaton tied for low gross honors among the pros with a pair of sparkling 52s. Barber carved a 54 while Ferrier posted an even par 58. — Valley Times photos.

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Lease for Land

Studio City Golf Course Inc. will pay the county $170 a month through Jan. 31, 1978, for the use of about 2½ acres of flood control land under a lease approved by county supervisors. The land is on the north side of the Los Angeles River extending from the west side of Whitsett Ave. to the east side of Bellaire Ave.

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GOLF YOUR BAG?

Valley Has Many Golf Courses

If golfing is your bag, the San Fernando Valley and its surrounding areas abound with golf courses. The following guide to local links gives both private and public courses and their features.

In the Valley

Braemar Country Club, 4001 Reseda Blvd., Tarzana, 345-6520, private club, members only, 18-hole par 70, 18-hole par 71, 9-hole par 27 courses.

•

Calabasas Park Country Club, 4515 N. Park Entrada, Calabasas, 881-8811, private club, members only, 18-hole par 72 course.

•

Debell Golf Course, 1500 Walnut Ave., Burbank, 845-5052, public course, 18-hole 71 par and 9-hole par 27 courses.

El Caballero Country Club, 18300 Tarzana Drive, Tarzana, 345-2770, private club, members only, 18-hole par 72 course.

•

Griffith Park Golf Courses, 4730 Crystal Springs Drive, 663-2555, public course, 18-hole 72 par and 18-hole par 71 courses.

•

Hansen Dam Golf, 10400 Glenoaks Blvd., Pacoima, 899-2200, public course, 18-hole par 72 course.

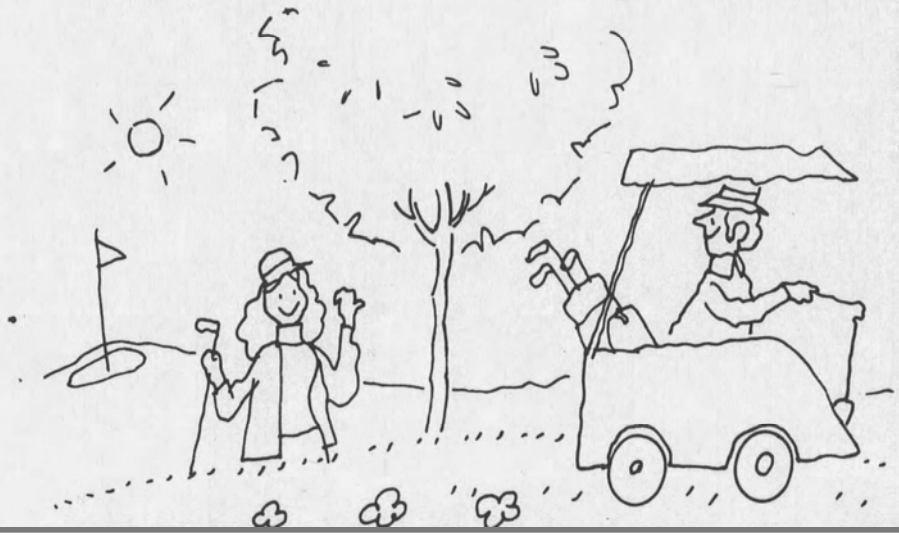
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Knollwood Golf Course, 12040 Balboa Blvd., Granada Hills, 363-8161, public course, 18-hole par 72 course.

•

Lakeside Golf Course, 4201 Clybourne Ave., North Hollywood, private club,

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Golf Your Bag? Valley Has Many Courses

Continued from 7th Page

members only, 18-hole par 70 course.

Porter Valley Country Club, 19216 Singing Hills Drive, Northridge, 360-1071, private club, members only, 18-hole par 70 course.

Roxford Golf Course, 12601 Encinitas Ave., Sylmar, 367-8032, private club, open to public by reservation, 9-hole par 29 course.

Sepulveda Golf Course, 16821 Burbank Blvd., Encino, 788-3332, public course, 18-hole par 72 and 18-hole par 70 courses.

Studio City Golf Course, 4141 Whitsett Ave., Studio City, 761-3250, private course, open to public by reservation, 9-hole par 27 course.

Van Nuys Golf Course, 6550 Odessa Ave., Van Nuys, 785-8871, private course, open to public by reservation, 18-hole par 54 and 9-hole par 30 courses.

Verdugo Hills Golf Course, 6433 La Tuna Canyon Road, Tujunga, 352-3161, private course, open to public by reservation, 18-hole par 54 course.

Woodland Hills Country Club, 21150 Dumetz Road, 347-1511, private club, members only, 18-hole par 72 course.

Woodley Avenue Golf Course, 16400 Victory Blvd., Encino, public course, 18-hole par 72 course.

In Adjacent Areas

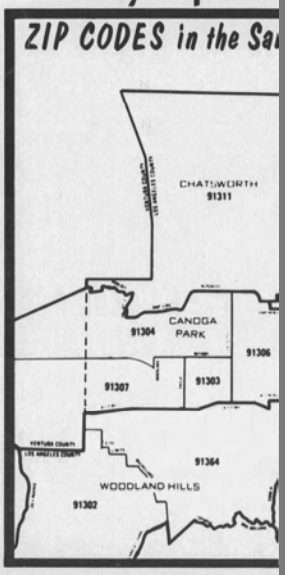
Friendly Valley Country Club, 19345 Avenue of the Oaks, Newhall, (805) 252-3223, private club, members only, 18-hole par 54 and 9-hole par 28 courses.

Hasley Canyon Golf and Country Club, 29007 Hasley Road, Saugus, (805) 259-1371, private club, open to public by reservation, 18-hole par 70 course.

Lake Lindero Country Club, 5719 Lake Lindero Drive, Agoura, 889-1158, private club, open to public by reservation, 9-hole par 29 course.

Los Robles Greens, 299 S. Moorpark Road, Thousand Oaks, 889-2280, public course, 18-hole par 71 course.

Many Zips Ma



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Sinaloa Golf Course, 980 Madera Road, Simi Valley, (805) 526-9851, public course, 9-hole par 27 course.

Sunset Hills Country Club, 4155 Erbes Road, Thousand Oaks, (805) 495-6484, private course, open to public by reservation, 18-hole, par 59 course.

Valencia Golf Course, 27330 Tourney Road, Valencia, 365-9341, private course, open to public by reservation, 18-hole par 73 course.

Vista Valencia Golf Course, 24700 Trevino Drive, Valencia, 365-3322, private course, open to public by reservation, 18-hole par 61 and 9-hole par 27 courses.

Westlake N Ranch Golf Course, 6905 Lakeview Canyon Drive, Westlake Village, 889-9421, private club, members only, 18-hole par 72 course.

Westlake Village Golf Course, 4812 Lakeview Canyon Road, Westlake Village, 889-0770, private course, open to public by reservation, 18-hole par 67 course.

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Pursuing Los Angeles, circa 1932

HBO's 'Perry Mason' uses real locations, not visual effects, to re-create the era

By Matt Brennan

Perry Mason is in a phone booth getting the crap kicked out of him by a Fatty Arbuckle type and suddenly it's 1932 in Bunker Hill, Los Angeles — or may as well be.

In point of fact it's a bright November morning in historic downtown San Pedro, and the sight of modern shipping cranes rising through the haze at the Port of Los Angeles on the drive in is enough to dispel any dreams of time travel. Still, on the set of HBO's "Perry Mason," an origin story for the fictional defense attorney starring Matthew Rhys, the city's Depression-era past is distinctly within reach.

"It is night and day," Rhys, sporting Mason's five o'clock shadow, tan leather jacket and fat red tie, says of the period detail, comparing it to the tedium of matching eyelines for green screens. "It adds to your experience of it in an unconscious way ... You can't help but believe the world you're living in."

Rhys, who considers himself something of an L.A. history buff after doing "vast amounts of research" for a project about Griffith J. Griffith, the man behind Griffith Park, knows it's a "mighty pain" to get the details right and is accordingly effusive about the results: He praises costar Juliet Rylance's ability to gun a 1930s car engine and calls the work of stunt pilots in "old biplanes" "inch perfect." (The sound of this phrase in Rhys' always disarming brogue is enough to make you wish Mason were Welsh.)

"We were not going for the highly stylized, cliched version of the '30s," explains executive producer Susan Downey, half of the Team Downey shingle she formed with husband Robert Downey Jr. in 2010. "We wanted to dirty it up."

Combined with director and "Boardwalk Empire" vet Tim Van Patten's desire to find the look of the series through real-life locations rather than visual effects, that meant canvassing Southern California to "find the right nooks and crannies," says Downey — Camarillo, Santa Paula, Fillmore and Pomona, to name a few, in addition to the four iconic L.A. locations (or cunning stand-ins) detailed below.

USC professor and historical consultant William Deverell, location manager Jonathan Jansen, production designer John Goldsmith were among those who helped "Perry Mason" capture the L.A. of yore, say series co-creators Rolin Jones and Ron Fitzgerald. As Jones jokes, "They went only where people who had been stripping copper had gone."

Ptomaine Tommy's

There's no fighting the march of time, but this stretch of 6th Street in San Pedro comes close.

Once the production subtracted bike and fire lanes, parking signs and painted red curbs, its collection of '20s and '30s facades required remarkably little dressing to make way for Perry's beat-down by a Hollywood star or a bite with unsavory partner Pete Strickland (Shea Whigham) at Ptomaine Tommy's. That real-life Lincoln Heights establishment, where the chili burger was reputedly invented in the 1920s, dovetailed with Jones' Woodland Hills upbringing to inspire the flavor of the series' DTLA substitute.

"I grew up on Tommy burgers," Jones says of the unaffiliated Southern California chain that supplanted Ptomaine Tommy's — in the eyes of Jonathan Gold, no less — after it closed in 1958. "If we're talking about a series that's really about the birth of Los Angeles as an international city or national city, and not, like, Phoenix or something, it was just kind of fun to [ask], 'What's a fast food joint that's still around?' ... It captured a lot of the humor and the wildness of Los Angeles."

"We found a diamond," as executive producer Amanda Burrell describes the location. "It felt like it was undiscovered." Of course, there were other, more labor-intensive modifications required to capture L.A.'s then-bustling urban core. Producers built a Hooverville, or Depression-era homeless encampment, on an empty lot. They shot, treated and projected the faux period movie "Seize the Hay" for an early scene. And, Fitzgerald recalls, they accommodated the owners of the "cranky" 1920s cars used in production by allowing them to set up folding chairs and observe.

If there's a focal point of downtown San Pedro, it's the building most pristinely maintained in its Depression-era form: the Warner Grand movie palace, opened in 1931. "You can feel the ghosts in that place," Fitzgerald says. "I went up on the stage, hung out in the rigging, went down to the dressing rooms. I even went into the boiler room to see what was lying around."

Step outside the frame, though, and modernity comes rushing in: Inside, on the day of my set visit, the faces of extras in period garb are illuminated — not by the silver screen but by the blue light of their smartphones.

Perry Mason's farm

In the HBO series, Perry's Glendale home is a "two-cow dairy in an airport" inherited from his father: An emblem of an agrarian region's rapid transformation into a "metropolitan juggernaut," says historical consultant Deverell. By the time the series opens in 1932, he notes, the seeds of post-World War II (sub) urbanization that now define the Los Angeles landscape have already been planted by the emergence of the automobile and the establishment of the trolley system.

For Jones, this backdrop provides one of the series' key themes — a sense of dislocation. "When [Perry] was out there playing as a boy, there's 45,000 people there, and by the time ["Perry Mason"] begins there's 1.3 million," he says. And Perry's not alone: Both Rylance's Della Street, as an unapologetically modern woman working in a law firm, and Chris Chalk's Paul Drake, a Black police officer in the corrupt, racist LAPD, navigate restrictive social mores even as they pursue careers that would have traditionally been off limits to them.

As for finding the location for this dislocation? "Go north and go west," Jones says.

Knowing that "the 1930s had been razed and demolished across the city," he continues, the "Perry Mason" team found a 19th century farmhouse in Thousand Oaks and persuaded the owner to let them put in a runway. It makes literal, as Rhys puts it, "the encroachment of the new L.A. on the old" — a phenomenon familiar to Angelenos of any generation.

The Radiant Assembly of God

In its second episode, airing Sunday night, "Perry Mason" introduces one of the season's most compelling characters: Sister Alice McKeegan (Tatiana Maslany), a charismatic evangelical whose distinctive brand of preaching draws hundreds of congregants, and countless radio listeners, to her Radiant Assembly of God. "It's a heathen's morning in Los Angeles," she says, dressed head to toe in white.

Sister Alice is a thinly disguised avatar for Aimee Semple McPherson, the real-life religious leader whose International Church of the Foursquare Gospel, founded in 1923 and still headquartered in Echo Park, emerged as one of the city's most prominent institutions of the '20s and '30s. As Deverell explains, McPherson, a master of technology and popular media, combined theatrical ministrations, charitable support and a sense of community to appeal to the lonely, destitute or otherwise displaced, particularly those recently transplanted to the city from farms and villages.

"People like Sister Aimee are preaching a line of gospel that, 'We can steady your imbalance,' " he says. " 'The world is unsteady; here's the rock.' " Though that theme resonates through "Perry Mason" as well, it was McPherson's use of techniques popularized by radio, vaudeville and the movies that made the fictional Radiant Assembly an attractive backdrop for so much of the series' action, Jones says.

"It was like, 'What have noirs done before?' And I don't think we had seen the sort of revival spirit you read so much about," he says. "It felt like that was a little untapped. And the theatrics that were involved in the productions of the temple, we thought was an interesting substitute for Hollywood."

Unable to use the McPherson's Angelus Temple — "they've done so much renovation you couldn't fake it to look period anymore," Fitzgerald says — the production turned instead to the former Second Church of Christ, Scientist in West Adams, constructed in 1910. (The building is now owned by the international humanitarian and educational nonprofit Art of Living Foundation.) Its white Classical Revival columns function as the exterior of the Radiant Assembly, and also provided some of the locations for church offices depicted in the series, though Sister Alice's sermons were filmed elsewhere.

Angels Flight

The animating event of "Perry Mason" is the discovery of a dead infant on Angels Flight, the Bunker Hill funicular first opened on Dec. 31, 1901 — and, coincidentally, featured in a 1966 episode of the Raymond Burr original.

Since then, the railway has had a checkered history: After the neighborhood was redeveloped out of existence as part of the city's Bunker Hill Urban Renewal Project, Angels Flight closed in 1969. It reopened in 1996 just south of its initial location, only to be closed for nine years after a fatal accident in 2001; it closed again, this time for four years, after a 2013 derailment that resulted in no injuries.

Though now viewed by many primarily as a tourist attraction, Deverell says it places "Perry Mason" within a history that's been largely decoupled from modern L.A.

"Railroads are woven deep into L.A.'s velocity of takeoff, and Angels Flight is an eccentric little node of that," he says. "Pick up most of our freeways and look underneath them and a great many of them are trolley lines."

It's a different kind of efficiency that attracted Jones and Fitzgerald: narrative.

"There would be multiple points of view. There would be things to investigate there. There would be a lot of distractions," Jones says of the decision to make Angels Flight the scene of the crime. "For a set piece that you were trying to do, it gave you a lot of runway to play with."

"How in the very opening moments can you set time and place as efficiently as possible, and also intrigue?" Fitzgerald says. "Because you're like, what the hell is this thing? Did that really exist? Angelenos will know what it is, but someone in Philadelphia might have to look it up."



ANGELS FLIGHT, the Bunker Hill funicular, is the scene of the animating event of "Perry Mason": the discovery of a dead infant.



THE ART of Living Center in West Adams, formerly the Second Church of Christ, serves as the series' Radiant Assembly of God.



THIS 19TH CENTURY farmhouse in Thousand Oaks serves as Mason's Glendale home. The owner let the crew add a runway.



PTOMAINE TOMMY'S in Lincoln Heights is no more, but the above stand-in space was found on 6th Street in San Pedro.

Photographs by Merrick Morton HBO

'Perry Mason'

Where: HBO
When: 9 p.m. Sunday
Rated: TV-MA (may be unsuitable for children under age 17)

Programmatic architecture – The Weddington Golf Ball Standards

LOS ANGELES CONSERVANCY

Preserving the historic places that make L.A. County unique

" …programmatic architecture, in which the building is fashioned in the shape of a business's product or identity. Coinciding with the rise of automobile use, programmatic architecture or mimetic architecture was popularized during the 1920s along roadsides throughout the United States. During this period, the Los Angeles area was home to one of the highest concentrations of this architecture style.

Some of the Los Angeles's most notable programmatic buildings included Van De Kamp's Dutch Bakeries, the Big Cone ice cream stands, and the Chili Bowl restaurants because so few examples remain today,

Programmatic architecture is considered a rare resource type. The Chili Bowl in West Los Angeles is one of the oldest surviving examples of the style in L.A."* (Los Angeles Conservancy website)



Name: Weddington Golf and Tennis



Description:

Private recreational facility consisting of a golf course, driving range, tennis courts, tennis clubhouse, and golf clubhouse. Site includes brick wall, mature trees and other landscaping, and light standards designed to look like golf balls.

Significance:

Excellent and rare example of a 1950s recreational facility (golf and tennis club) in Studio City. Built on the former sheep ranch

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of San Fernando Valley pioneer Wilson C. Weddington. In 1955, Weddington's son Fred, a real estate developer, leased the property to actor Joe Kirkwood, who built the golf course. The tennis courts were added in the 1970s. This property is a rare remaining example of a recreational landscape in Studio City from this period. The property appears to meet the eligibility standards; however, because it is not fully visible from the public right-of-way the evaluation could not be completed.



Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Private Recreation, 1880-1980
Theme:	Private Recreation Facilities, 1880-1980
Sub theme:	Tennis Clubs, 1880-1980
Property type:	Institutional - Recreation
Property sub type:	Tennis Club
Criteria:	A/1/1

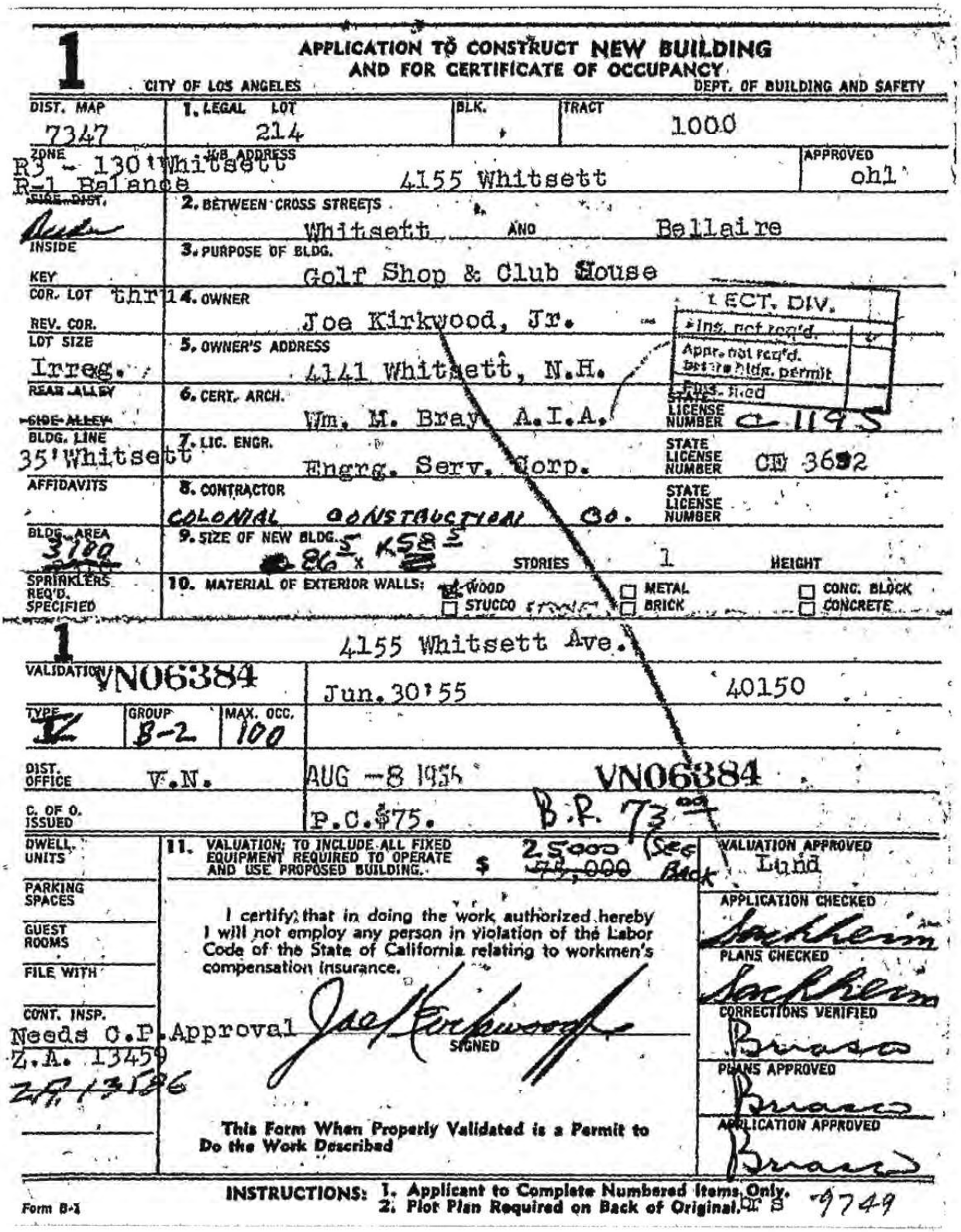
Copyright © 2011

Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1950s private recreational facility/tennis club in Studio City. The property appears to meet the eligibility standards; however, because it is not fully visible from the public right-of-way the evaluation could not be completed.

Context 2:

Context:	Cultural Landscapes, 1875-1980
Sub context:	Designed Landscapes, 1875-1980
Theme:	Private Recreational Facilities, 1880-1980
Sub theme:	Golf Courses, 1880-1980
Property type:	Landscape
Property sub type:	Golf Course
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1950s private recreational facility/golf course in Studio City. The property appears to meet the eligibility standards; however, because it is not fully visible from the public right-of-way the evaluation could not be completed.

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1

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 7347	1. LEGAL LOT 214	BLK.	TRACT 1000	
ZONE R3 - 130' Whitsett R-1 Balance	JOB ADDRESS 4155 Whitsett			APPROVED ohl
SIDE DIST. Over	2. BETWEEN CROSS STREETS Whitsett AND Bellaire			
INSIDE	3. PURPOSE OF BLDG. Golf Shop & Club House			
KEY				
COR. LOT thr	4. OWNER Joe Kirkwood, Jr.			ELECT. DIV. Ins. not req'd. Appr. not req'd. before bldg. permit Forms filed
REV. COR.				
LOT SIZE Irreg.	5. OWNER'S ADDRESS 4141 Whitsett, N.H.			
REAR ALLEY	6. CERT. ARCH. Wm. M. Bray A.I.A.			STATE LICENSE NUMBER C-1195
SIDE ALLEY				
BLDG. LINE 35' Whitsett	7. LIC. ENGR. Engrg. Serv. Corp.			STATE LICENSE NUMBER CE 3692
AFFIDAVITS	8. CONTRACTOR COLONIAL CONSTRUCTION CO.			STATE LICENSE NUMBER
BLDG. AREA 3180	9. SIZE OF NEW BLDG. 86 x 58	STORIES 1	HEIGHT	
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: ☑ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE			

1

4155 Whitsett Ave.

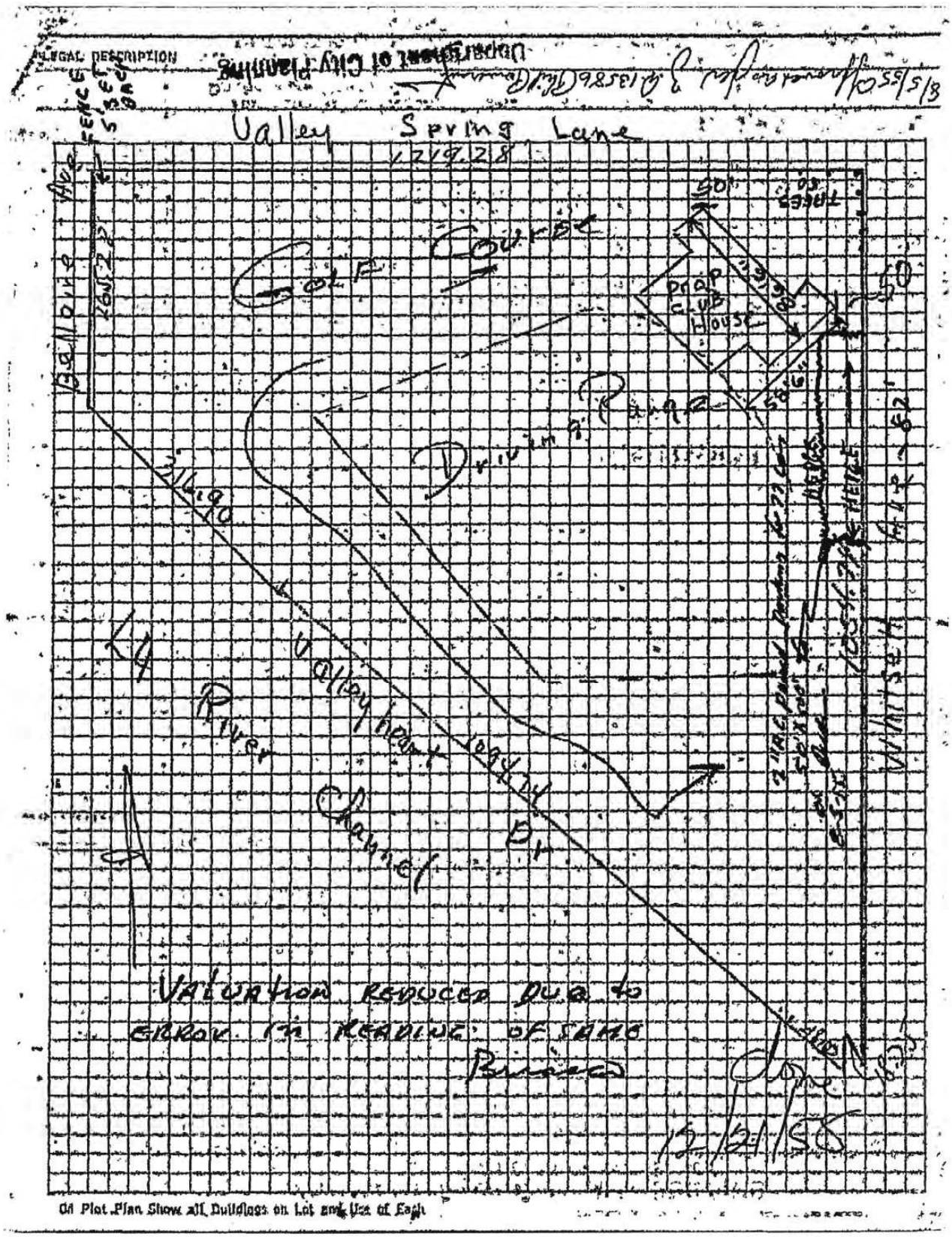
VALIDATION VN06384	Jun. 30'55	40150
TYPE V	GROUP B-2	MAX. OCC. 100
DIST. OFFICE V.N.	AUG -8 1955	VN06384
C. OF O. ISSUED	P.C. $75.	B.P. 73

DWELL. UNITS	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 25000 ~~75,000~~ (See Back)	VALUATION APPROVED Lund
PARKING SPACES	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.	APPLICATION CHECKED Sackheim
GUEST ROOMS		PLANS CHECKED Sackheim
FILE WITH		CORRECTIONS VERIFIED Bruno
CONT. INSP. Needs C.P. Z.A. 13459 ZA 13186	Approval Joe Kirkwood SIGNED	PLANS APPROVED Bruno
	This Form When Properly Validated is a Permit to Do the Work Described	APPLICATION APPROVED Bruno

Form B-1

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

C S 9749


LEGAL DESCRIPTION
Valley Spring Lane
Golf Course
Driving Range
Valley Heart Legend
Kentucky River
Channel
VALUATION REDUCED DUE TO
ERROR IN READING OF SAME
Plotted
12/21/50
Plot Plan Show all Buildings on Lot and Use of Each

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 7347	1. LEGAL LOT 214	BLK.	TRACT 1000
ZONE R3 130 Whitsett	2. BLDG. ADDRESS 4155 Whitsett		APPROVED
FIRE DIST. R-1 rear	3. BETWEEN CROSS STS. Whitsett AND Bellaire		
INSIDE KEY	4. PRESENT USE OF BLDG. Storage	NEW USE OF BLDG. Same	
COR. LOT thru REV. COR.	5. OWNER Joe Kirkwood, Jr.		
LOT SIZE Irreg X	6. OWNER'S ADDRESS 4141 Whitsett, N.H.		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH. None	STATE LICENSE NUMBER	
BLDG. LINE 35 Whitsett	8. LIC. ENG. None	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Owner	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. 16' x 20' STORIES 1 HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 — 4155 Whitsett — V.N.

VALIDATION VN08062

TYPE	GROUP	MAX. OCC.	
V	G-1		SEP 12 1955 VN08062

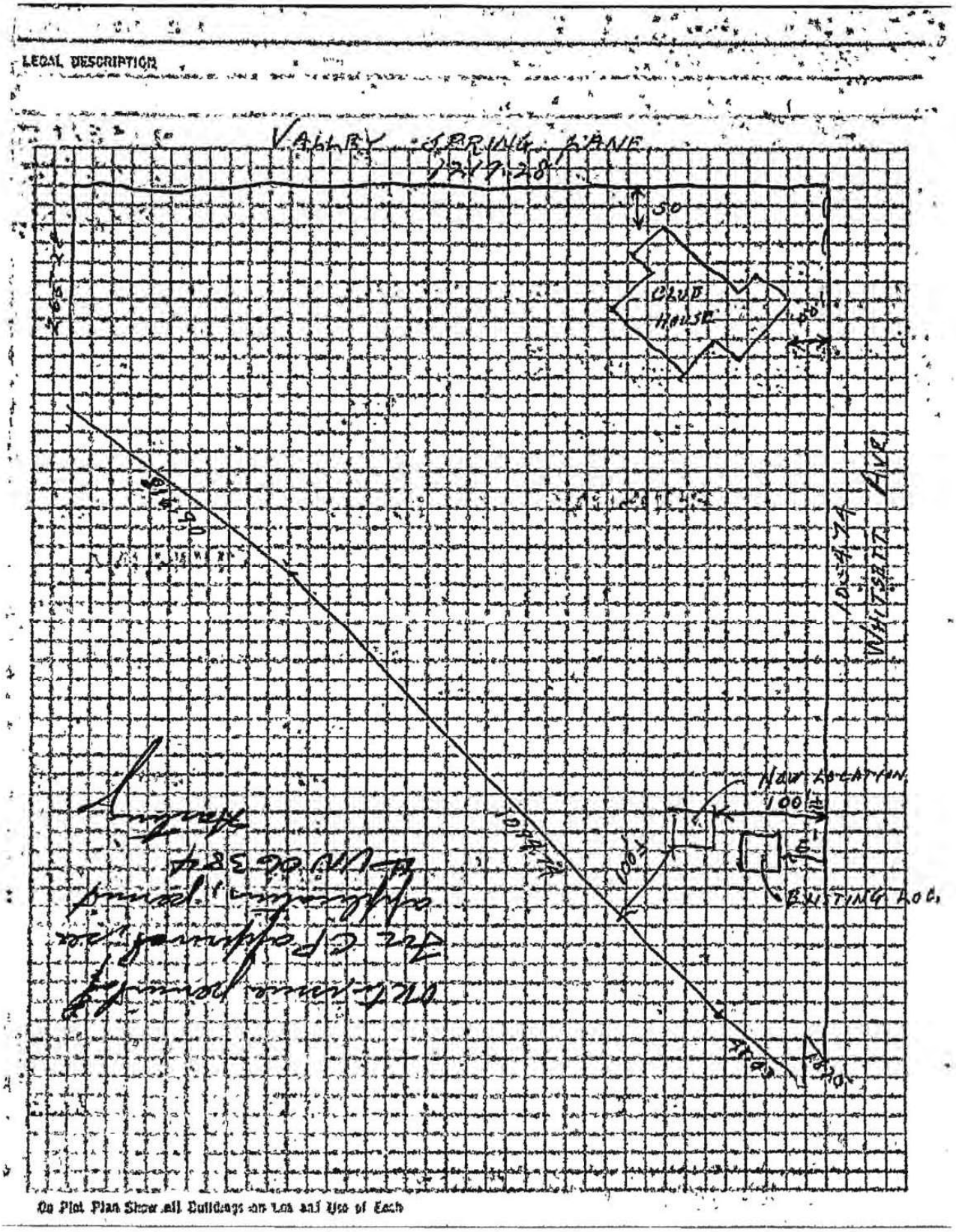
DIST. OFFICE Van Nuys

C. OF O. ISSUED EC, B.P. $2.00

DWELL. UNITS —	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 200.00	VALUATION APPROVED
PARKING SPACES —	13. SIZE OF ADDITION None X STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Move bldg on lot. MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH VN 6384/60	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.	CORRECTIONS VERIFIED
CONT. INSP. ZA 13459 ZA 13586	Joe Kirkwood Jr. SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED Hastings

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

Form 8-3—75M Sets—11-54


LEGAL DESCRIPTION
VALLEY SPRING LANE
50
CLUB HOUSE
50'
WHITSALL AVE
NEW LOCATION
100'
EXISTING A.O.C.
On Plot Plan Show all Buildings on Lot and Use of Each

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP: 7347	1. LEGAL LOT: 214	BLK.	TRACT: 1000
R3-130' Wh.tsett R-1-Hal.	2. STREET ADDRESS: 4155 Whitsett		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS.: Whitsett AND Bellaire		
INSIDE KEY	4. PRESENT USE OF BLDG.: Golf Shop & Club House	NEW USE OF BLDG.: Same	
COR. LOT thru REV. COR.	5. OWNER: Joe Kirkwood, Jr., 4141 Whitsett, N.H.		
LOT SIZE: irreg.	6. OWNER'S ADDRESS		
REAR ALLEY SIDE ALLEY	7. CERT. ARCH.: Wm. M. Bray A.I.A.	STATE LICENSE NUMBER: C 1195	
BLDG. LINE: 35' Whit.	8. LIC. ENG.: Engrg. Serv. Corp.	STATE LICENSE NUMBER: CE 3692	
AFFIDAVITS	9. CONTRACTOR: Colonial Const. Co.	STATE LICENSE NUMBER	
BLDG. AREA: 3100	10. SIZE OF EX. BLDG. X STORIES HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☑ BRICK ☐ CONCRETE	ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3

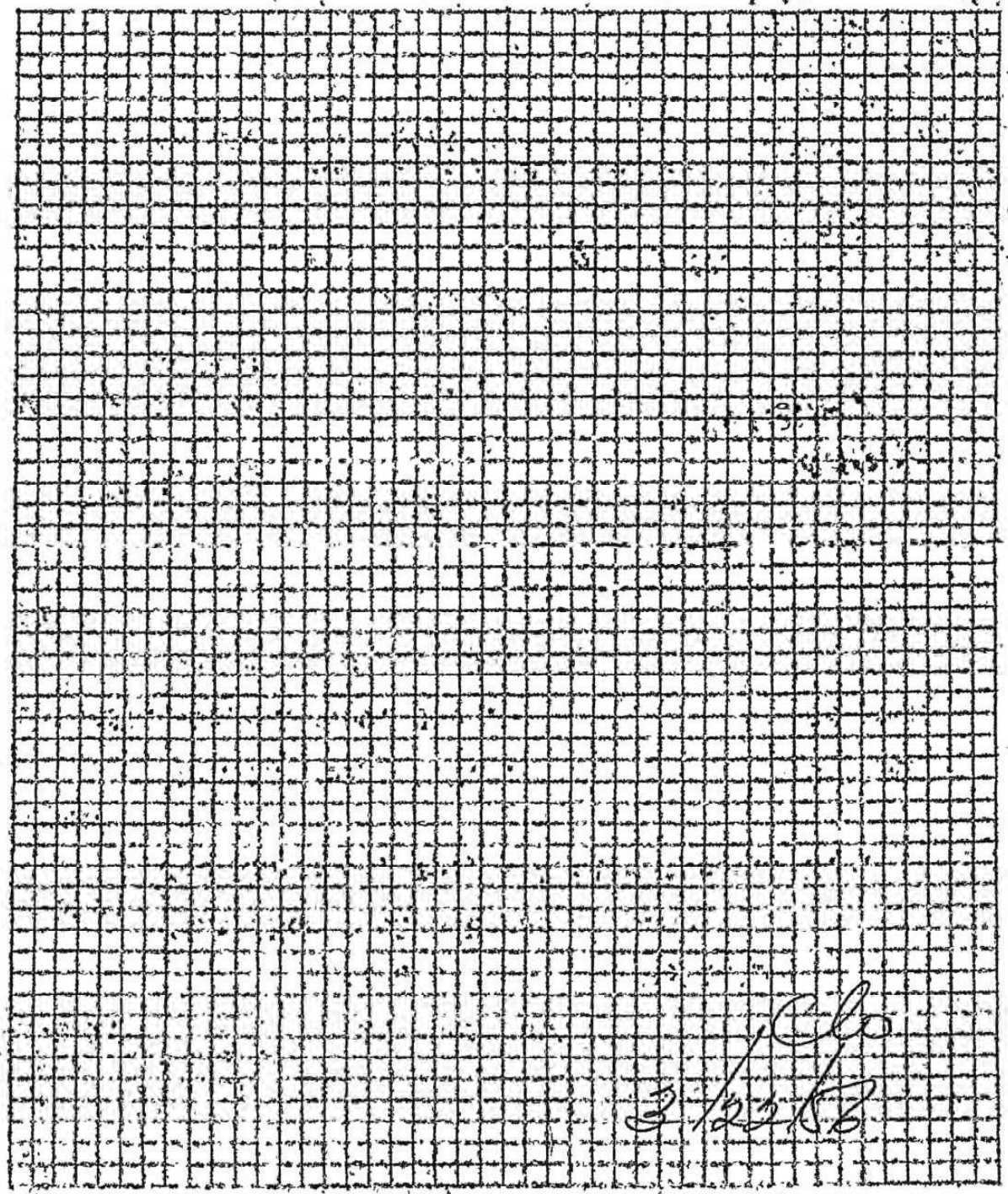
4155 Whitsett Avenue

VALIDATION: VN12087	NOV -8 1955	44265	
TYPE: V / GROUP: B-2 / MAX. OCC.: 100	NOV -8 1955	VN12087	
DIST. OFFICE: Van Nuys			
C. OF O. ISSUED	P.C. 1.00	B.P. 2.00	
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 200.00		VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT		APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: ADD PARTITION AROUND SNACK BAR MATERIAL EXT. WALLS MATERIAL ROOF		PLANS CHECKED
FILE WITH	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.		CORRECTIONS VERIFIED
CONT. INSP.	Joe Kirkwood Jr. SIGNED		PLANS APPROVED
	This form when properly validated is a permit to do the work described.		APPLICATION APPROVED

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

Form B-3—75M Sets—11-54

LEGAL DESCRIPTION*



3/22/18

Plot Plan Show all Buildings on Lot and Use of Each

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

E

1. LEGAL LOT 214	BLK.	TRACT 1000,	DIST. MAP 7347
JOB ADDRESS 4155 Whitsett		APPROVED ohl	ZONE A3-130*1 R-1 Balan
2. BETWEEN CROSS STREETS Whitsett AND Bellaire			FIRE DIST. Ade
3. PURPOSE OF BUILDING Use Of Land - Golf Course & Parking Area			INSIDE KEY
4. OWNER Joe Kirkwood, Jr.	PHONE		COR. LOT thru REV. COR.
5. OWNER'S ADDRESS 4141 Whitsett, N.H.	P.O.	ZONE	LOT SIZE Irreg.
6. CERT. ARCH. Wm. M. Bray, A.I.A.	STATE LICENSE C 1195	PHONE	
7. LIC. ENGR. Engrg. Serv. Corp.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
8. CONTRACTOR Colonial Const.Co.	STATE LICENSE	PHONE	BLDG. LINE 35' Whitsett
9. CONTRACTOR'S ADDRESS	P.O.	ZONE	AFFIDAVITS Z.A. 13586 Z.A. 13459

10. SIZE OF NEW BLDG. 1054.74x1219.28 (IRREG.)	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA
11. MATERIAL EXT. WALLS: ☐ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ CONC. ☐ STEEL ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED		

1 / 4155 Whitsett — DISTRICT OFFICE V.N.

VALUATION VN15796 — CASHIER'S USE ONLY

TYPE	GROUP	MAX. OCC.

JAN -5 1956 VN15796

C. OF O. ISSUED

INSPECTOR

P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
					2 wc

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 6 only

ll 6384 UR

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.

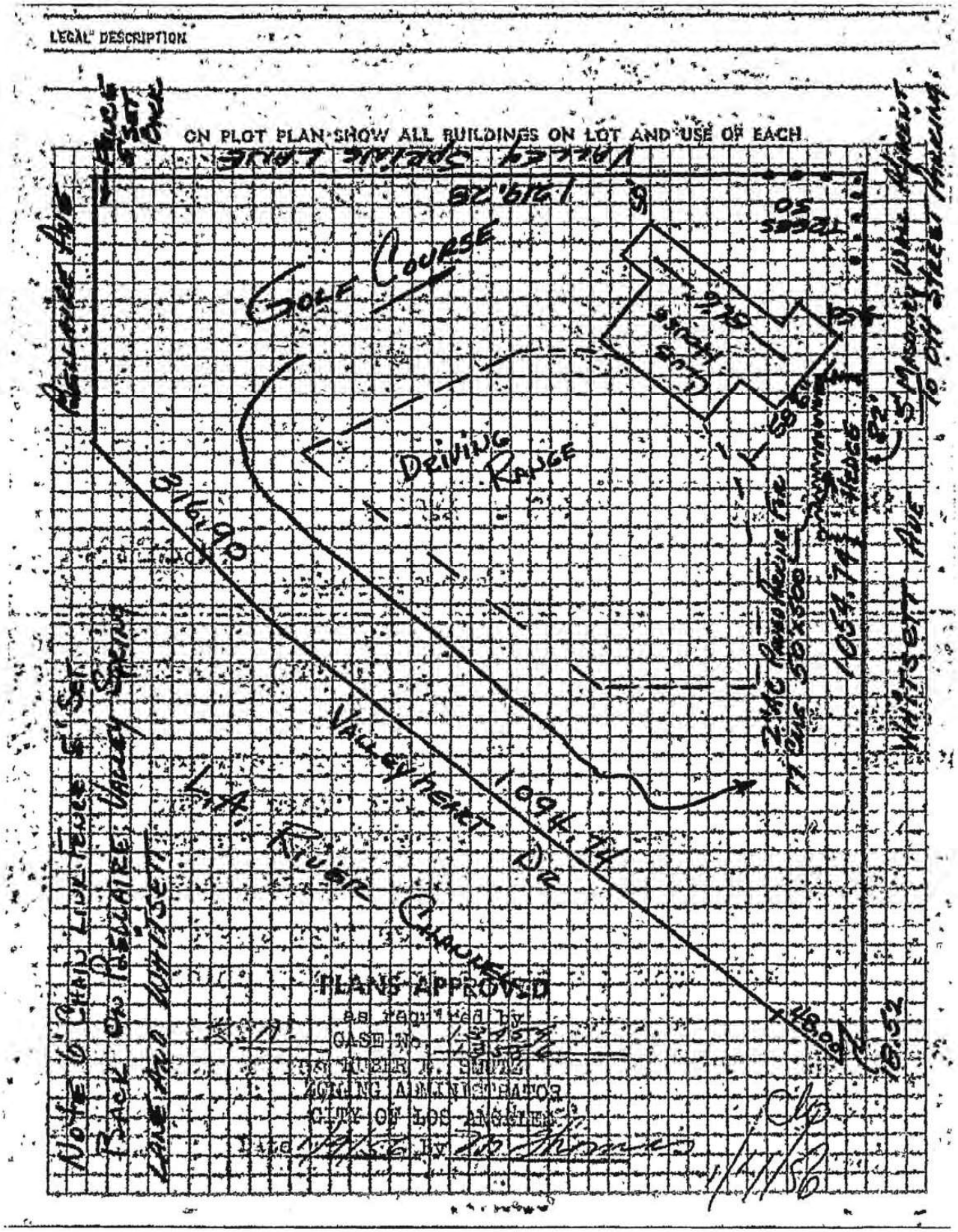
Maud L. Kirkwood
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

VALUATION APPROVED	DWELL. UNITS
APPLICATION CHECKED	PARKING SPACES
PLANS CHECKED	GUEST ROOMS
CORRECTIONS VERIFIED	FILE WITH
PLANS APPROVED	CONT. INSP.
APPLICATION APPROVED	

Form B-1

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


LEGAL DESCRIPTION
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH
Golf Course
Driving Range
Vacant
PLANS APPROVED
as required by
CASE No.
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date By

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT: 1	BLK.	TRACT: 19437	ADDRESS APPROVED: RB
2. BUILDING ADDRESS: 4155 Whitsett Ave.				DIST. MAP: 7347
3. BETWEEN CROSS STREETS: Valleyheart Dr. AND Valley Spring Lane				ZONE: R-3-1/R-1-1
4. PRESENT USE OF BUILDING: Golf Club House	NEW USE OF BUILDING: Same			FIRE DIST.
5. OWNER'S NAME: Studio City Golf Course	PHONE: PO 13250			INSIDE KEY
6. OWNER'S ADDRESS: 4155 Whitsett Ave.	P.O.: Studio City	ZONE		COR. LOT / REV. COR.
7. CERT. ARCH.	STATE LICENSE	PHONE		LOT SIZE: Acreage
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR: Owner	STATE LICENSE	PHONE		REAR ALLEY / SIDE ALLEY
10. CONTRACTOR'S ADDRESS: Above	P. O.	ZONE		BLDG. LINE
11. SIZE OF EXISTING BLDG.: 64x80	STORIES: 1	HEIGHT: 15	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 club house	BLDG. AREA: 70

SEWER (Available) (Not Available)

3 4155 Whitsett Ave.

DISTRICT OFFICE: VN

CRITICAL SOIL

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK; EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 750	VALUATION APPROVED		AFFIDAVITS
14. SIZE OF ADDITION: 7'6"x10'6" STORIES	HEIGHT	APPLICATION CHECKED: Fisch*	
15. NEW WORK: (Describe) EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS: 5
Food strage room.		CORRECTIONS VERIFIED	SPACES PARKING
		PLANS APPROVED	GUEST ROOMS
		APPLICATION APPROVED	FILE WITH
		INSPECTOR	CONT. INSP.

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.

Signed Geo. McAllister V.P.

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
✓	B-2		2.50			5.00			

CASHIER'S USE ONLY

LA19339

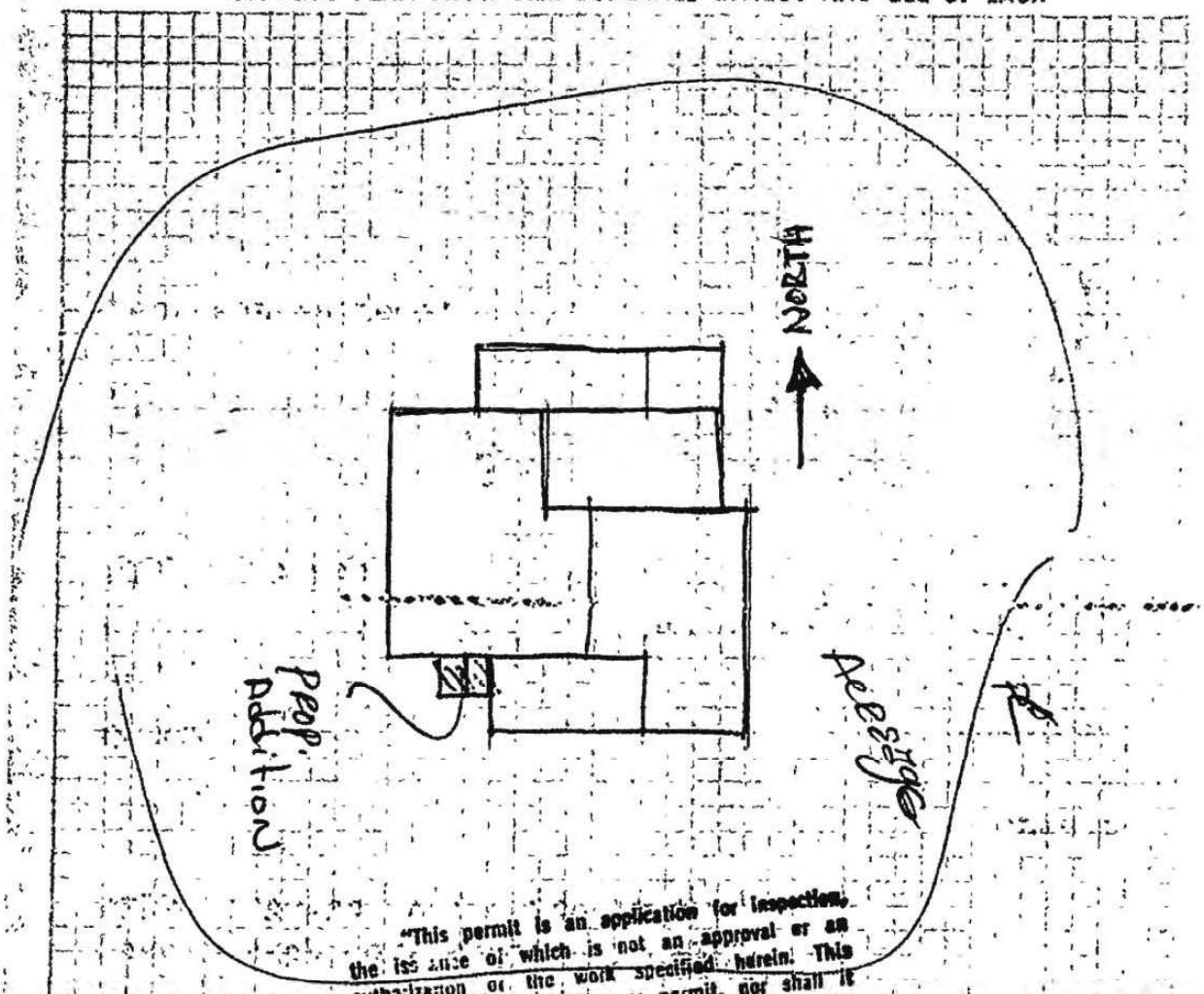
SEP--4-62 58230 A — 2 CK 2.50

SEP--4-62 58231 A — 1 CK 5.00

P.C. No. _____ GRADING _____ CRIT. SOIL _____ CONS. _____

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



"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, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law, by the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed."
(See Sec. 91.0202 L.A.M.C.)

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form 8-3 E

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — AR-1

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

CENSUS TRACT

1. LEGAL DESCR. LOT: 1 BLK. TRACT: 19437 — DIST. MAP: 7347
2. PRESENT USE OF BUILDING: ~~22~~ Maintenance (STORAGE) — NEW USE OF BUILDING: ( ) Demo — ZONE: R-1-1 R-3-1
3. JOB ADDRESS: 4141 Whitsett Ave. N.H. — FIRE DIST.: /
4. BETWEEN CROSS STREETS: Valley Spring Lane AND Ventura Blvd. — INSIDE ( ) COR. LOT ( ) REV. COR.: /
5. OWNER'S NAME: Studio City Golf Course Inc. PHONE: TR 73777 — LOT SIZE: Irreg. dem only
6. OWNER'S ADDRESS: 4141 Whitsett Ave. Stuido City P.O. BOX ZIP
7. ARCHITECT OR DESIGNER: Miller & Miller Assoc. ; STATE LICENSE NO. PHONE — REAR ALLEY: / SIDE ALLEY: /
8. ENGINEER: / STATE LICENSE NO. PHONE — BLDG. LINE: 18' Whitsett
9. CONTRACTOR: owner STATE LICENSE NO. PHONE — AFFIDAVITS: ZA 17460 13586 13744 10735 11321 7854
10. SIZE OF EXISTING BLDG.: 20 x 20 — STORIES: 1 — HEIGHT: 8' — NO. OF EXISTING BUILDINGS ON LOT AND USE: Golf Complex
11. MATERIAL OF CONSTRUCTION: wood — EXT. WALLS: wodd — ROOF: comp. — FLOOR: slab

3

12. JOB ADDRESS: 4141 Whitsett Ave N.H. — DISTRICT OFFICE: VN
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 101.00 — GRADING: /
14. NEW WORK: (Describe) New maintenance Bldg. Demo — CRIT. SOIL: /
HIGHWAY DED.: /

NEW USE OF BUILDING: ~~Maintenance~~ ~~Storage~~ Bldg. — SIZE OF ADDITION: ~~20x52~~ c. — STORIES — HEIGHT — FLOOD: /

TYPE: V — GROUP — SPRINKLERS REQ'D SPECIFIED — VALUATION APPROVED — CONS.: /

BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED — ZONED BY: SKabik

DWELL. UNITS — GUEST ROOMS — SPACES REQ'D PARKING PROVIDED — PLANS APPROVED — FILE WITH

P.C. No. — CONT. INSP. — APPLICATION APPROVED — INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
/	/	/	2.00	/	/	/	smc

CASHIER'S USE ONLY

SEP--2-66 38448 CaVN• 4616 N — 1 2.00

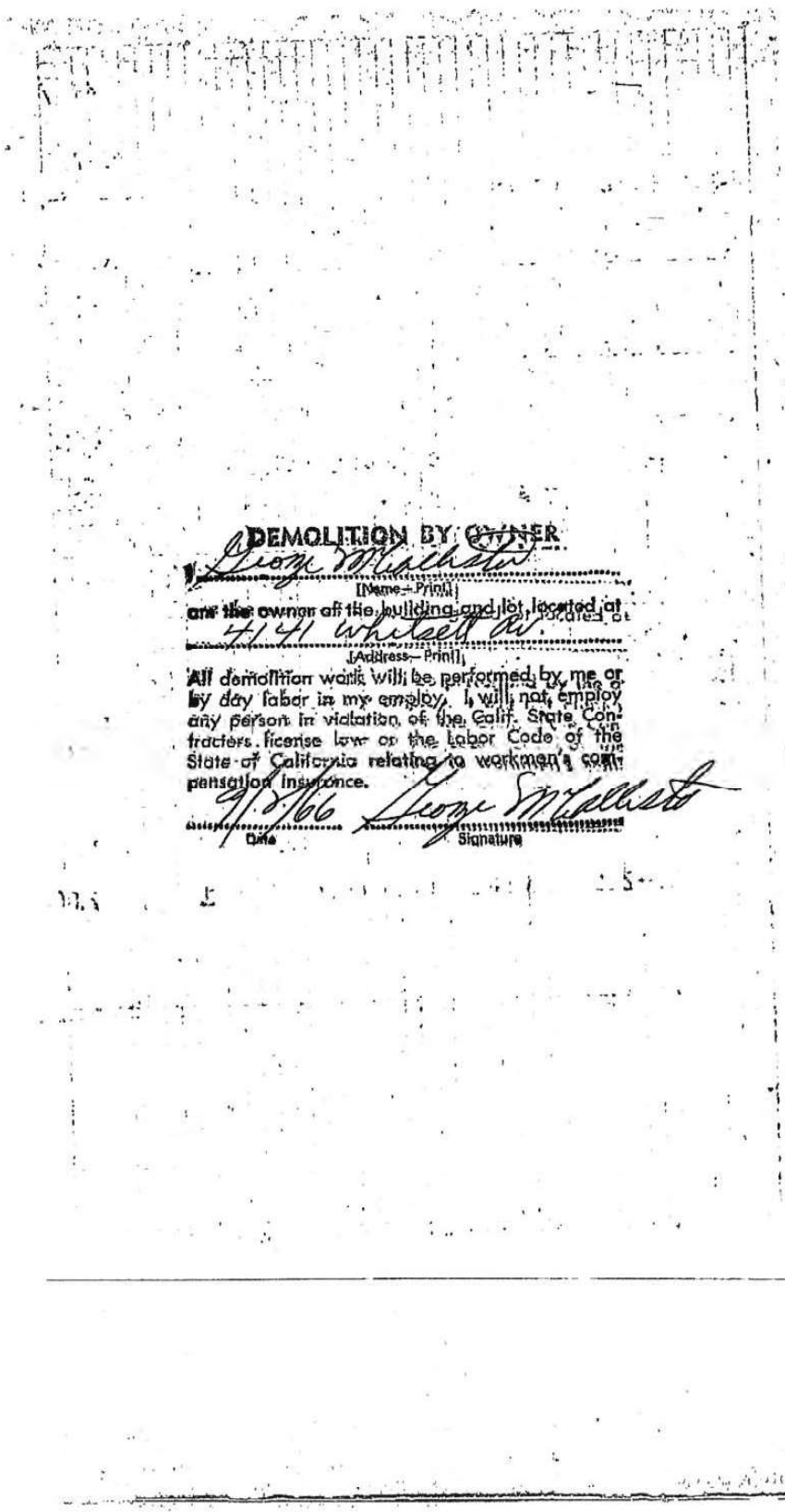
STATEMENT OF RESPONSIBILITY

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, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: [signature] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE / NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		



DEMOLITION BY OWNER

I George Machado
[Name—Print]

am the owner of the building and lot located at

414 Whitsell Av.
[Address—Print]

All demolition work will be performed by me or by day labor in my employ. I will not employ any person in violation of the Calif. State Contractors license law or the Labor Code of the State of California relating to workmen's compensation insurance.

4/8/66 George Machado
Date Signature

1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY — B&S B-1—Rev. 3-64

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

CENSUS TRACT

1. LEGAL DESCR. LOT: 1 BLK. TRACT: 19437 — DIST. MAP: 7347
2. PURPOSE OF BUILDING: 23) maintenance building — ZONE: R-1-1/R-3-1
3. JOB ADDRESS: 4141 Whitsett Ave. — FIRE DIST.
4. BETWEEN CROSS STREETS: Valley Spring Lane AND LA River — PUBLIC WORKS LIEN
5. OWNER'S NAME: George McCallister PHONE — LOT SIZE: IRR
6. OWNER'S ADDRESS: 4141 Whitsett Ave. P. O. BOX ZONE: Studio City
7. ARCHITECT OR DESIGNER: Miller & Miller Assoc. STATE LICENSE NO.: RBD 566 PHONE: 714-LA 6337 — REAR ALLEY — SIDE ALLEY
8. ENGINEER: E.F. Escalle STATE LICENSE NO.: 1058 PHONE: OR 81655 — BLDG. LINE: 18' Whitsett
9. CONTRACTOR: Mandavich Bros. STATE LICENSE NO.: 158534 PHONE: 681-2734 — AFFIDAVITS: ZA 13586
10. SIZE OF NEW BLDG.: 38x52 STORIES: 1 HEIGHT: 14' NO. OF EXISTING BUILDINGS ON LOT AND USE: 3-club house, 2maint.bldg. 17460
11. MATERIAL OF CONSTRUCTION: EXT. WALLS: wood siding ROOF: shake FLOOR: conc
12. JOB ADDRESS: 4141 Whitsett Ave. — DISTRICT OFFICE: VAN Nuys.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 15,800 — GRADING: /

1 1 of 2 TV 24,100 — CRIT. SOIL: /

PURPOSE OF BUILDING: MAINTANCE Bldg — VALUATION APPROVED — HIGHWAY DED.: 4/28

TYPE: VB — GROUP: F1 / G-1 — STORIES: 1 — PLANS CHECKED — FLOOD: 4/28

BLDG. AREA: 1976 sq — MAX. OCC.: 19 — TOTAL: 19 — PLANS APPROVED — CONS.: /

DWELL. UNITS: — GUEST ROOMS: — SPACES REQ'D: — PROVIDED: — APPLICATION APPROVED — ZONED BY: Rmiller

SPRINKLERS REQ'D SPECIFIED: — CONT. INSP. — FILE WITH:

P.C. No.: T8420 — INSPECTOR:

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
-----		/	65.20	/			KS

CASHIER'S USE

JUL-1-66	34348	•	W — 2 CK	61.43
SEP-27-66	48841	•33635	W — 1 CK	65.20

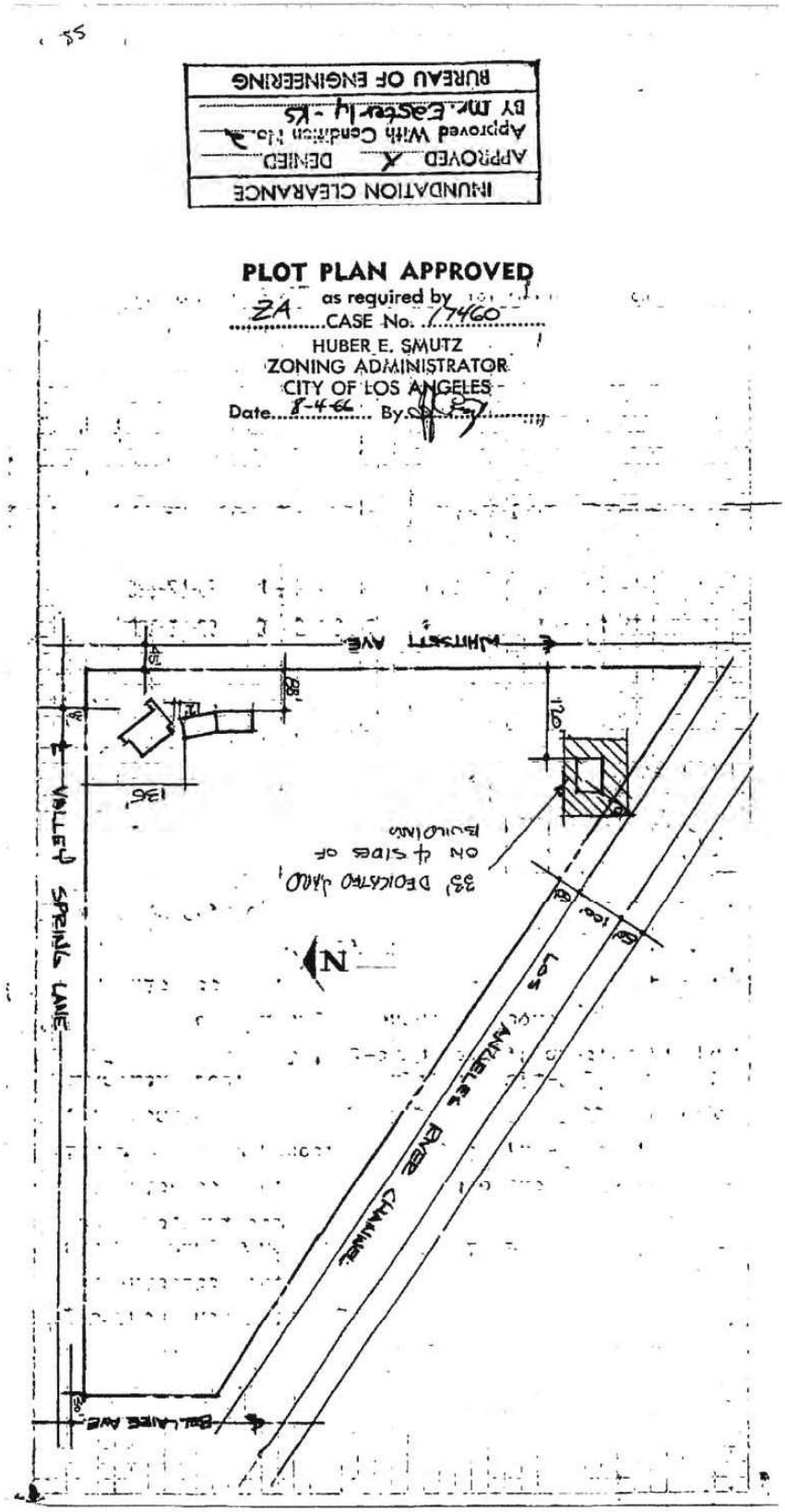
STATEMENT OF RESPONSIBILITY

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, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	GSchuster	7/1
	NOT AVAILABLE E. Valley	M Crowell	7-5-66
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED Improvement Only	J Alvarez	7-18-66
	COMPLETED		8/17-66
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	OK G. Quinata	8-17-66
Planning	APPROVED UNDER CASE #		
Fire	APROVED (TITLE 19) (L.A.M.C.-5700)	[illegible]	8-17-66
Traffic	APPROVED FOR		


INUNDATION CLEARANCE
APPROVED X DENIED
Approved With Condition No. 3
BY Mr. Easterly - KS
BUREAU OF ENGINEERING
PLOT PLAN APPROVED
as required by ZA
CASE No. 17460
HUBER E. SMUTZ
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date 8-4-66 By
N
VALLEY SPRING LANE
Los Angeles River Channel

City of Los Angeles
Department of City Planning

12/23/2020
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
12630 W VALLEY SPRING LANE
4047 N WHITSETT AVE
4141 N WHITSETT AVE
12600 W VALLEY SPRING LANE
4155 N WHITSETT AVE
12506 W VALLEY SPRING LANE

ZIP CODES
91604

RECENT ACTIVITY
CHC-2020-7764-HCM
ENV-2020-7765-CE
PAR-2020-580-CM

CASE NUMBERS
CPC-2020-1511-VCU-SPR-WDI
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2006-48-ICO
CPC-2005-3266-PUB-ZV-ZAA
CPC-2001-1331-MPR-GPA-ZC-BL-VCU-CUB-SPR
CPC-1990-596-GPC
CPC-1971-23662
CASE-1163
ORD-86514
ORD-183145
ORD-183144
ORD-169484-SA600
ORD-142584
ZA-2001-1380-ZV-SPR
ZA-19XX-4814
ZA-1994-530-CUZ
ZA-1976-22004
ZA-1975-21786
ZA-1974-21609
ZA-1974-21520
ZA-1973-21195
ZA-1965-17460
ZA-1955-13744
ZA-1954-13586
ZA-1954-13459
YV-19XX-55
BZA-2380
BZA-1994-5055-CUZ
TT-53465

Address/Legal Information	
PIN Number	165B161 914
Lot/Parcel Area (Calculated)	701,427.9 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID E5
	PAGE 562 - GRID F5
Assessor Parcel No. (APN)	2375018020
Tract	TR 19437
Map Reference	M B 597-91/92
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	162B161
	165B161
	165B165
Jurisdictional Information	
Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 2 - Paul Krekorian
Census Tract #	1435.00
LADBS District Office	Van Nuys
Planning and Zoning Information	
Special Notes	None
Zoning	A1-1XL-RIO
Zoning Information (ZI)	ZI-2358 River Implementation Overlay DIstrict (RIO)
	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Open Space
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No

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VTT-74209	Streetscape	No
ENV-2020-1512-EIR	Adaptive Reuse Incentive Area	None
ENV-2007-3037-ND	Affordable Housing Linkage Fee	
ENV-2006-49-CE	Residential Market Area	Medium
ENV-2001-1196-EIR	Non-Residential Market Area	High
OB-12673	Transit Oriented Communities (TOC)	Not Eligible
	RPA: Redevelopment Project Area	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	18
	500 Ft School Zone	No
	500 Ft Park Zone	No
	Assessor Information	
	Assessor Parcel No. (APN)	2375018020
	Ownership (Assessor)	
	Owner1	4141 WHITSETT LLC C/O C/O DAVID WEIL
	Address	3700 COLDWATER CANYON AVE STUDIO CITY CA 91604
	Ownership (Bureau of Engineering, Land Records)	
	Owner	Not Available
	Address	Not Available
	APN Area (Co. Public Works)*	16.110 (ac)
	Use Code	6600 - Recreational - Golf Course - One Story
	Assessed Land Val.	$44,643,564
	Assessed Improvement Val.	$530,604
	Last Owner Change	12/18/2017
	Last Sale Amount	$43,500,435
	Tax Rate Area	13
	Deed Ref No. (City Clerk)	None
	Building 1	
	Year Built	1955
	Building Class	DX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	2,444.0 (sq ft)
	Building 2	
	Year Built	1966
	Building Class	DX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	1,664.0 (sq ft)
	Building 3	
	Year Built	1974
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	500.0 (sq ft)
	Building 4	No data for building 4
	Building 5	No data for building 5
	Rent Stabilization Ordinance (RSO)	No [APN: 2375018020]
	Additional Information	
	Airport Hazard	None

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Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.24732088
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2375018020]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1581
Fire Information	
Bureau	Valley
Batallion	14
District / Fire Station	78
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2020-1511-VCU-SPR-WDI
Required Action(s):	VCU-VESTING CONDITIONAL USE
	SPR-SITE PLAN REVIEW
	WDI-WAIVER OF DEDICATIONS AND IMPROVEMENTS
Project Descriptions(s):	SITE PLAN REVIEW AND VESTING CONDITIONAL USE FOR NEW ATHLETIC FACILITY
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-2005-3266-PUB-ZV-ZAA
Required Action(s):	PUB-PUBLIC BENEFIT
	ZV-ZONE VARIANCE
	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
Project Descriptions(s):	A ZONING ADMINISTRATOR ADJUSTMENT TO PERMIT PARKING FRONT YARD SETBACK IN AN A ZONE AND TO PERMIT AN EMERGENCY GENERATOR IN THE REAR YARD SETBACK.
Case Number:	CPC-2001-1331-MPR-GPA-ZC-BL-VCU-CUB-SPR
Required Action(s):	MPR-MAJOR PLAN REVIEW (BIG BATCH)
	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	BL-BUILDING LINE
	VCU-VESTING CONDITIONAL USE
	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
	SPR-SITE PLAN REVIEW
Project Descriptions(s):	DEVELOPMENT OF 200 RESIDENTIAL DWELLING UNITS ON A PORTION OF THE SITE AND THE CONTINUED MAINTENANCE, RECONFIGURATION, AND RECONSTRUCTION OF THE EXISTING GOLF AND TENNIS USE ON THE PROPERTY, SEE ATTACHED.
Case Number:	CPC-1990-596-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HISTORIC MONUMENT APPLICATION FOR THE CROSS OF SAN YSIDRO
Case Number:	CPC-1971-23662
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-2001-1380-ZV-SPR
Required Action(s):	ZV-ZONE VARIANCE
	SPR-SITE PLAN REVIEW
Project Descriptions(s):	Data Not Available
Case Number:	ZA-19XX-4814
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1994-530-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONTINUED MAINENANCE OF A GOLF COURSE
Case Number:	ZA-1976-22004
Required Action(s):	Data Not Available

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Project Descriptions(s):	
Case Number:	ZA-1975-21786
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1974-21609
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1974-21520
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1973-21195
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1965-17460
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1955-13744
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1954-13586
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ZA-1954-13459
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	YV-19XX-55
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	BZA-1994-5055-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONTINUED MAINENANCE OF A GOLF COURSE
Case Number:	TT-53465
Required Action(s):	Data Not Available
Project Descriptions(s):	A 103 LOT SUBDIVISION FOR SINGLE-FAMILY RESIDENTIAL USE (RETIREMENT/ASSISTED LIVING) ON A 17.2 NET ACRE SITE IN A1-1XL (PROPOSED R1-1) ZONE(DLK)
Case Number:	VTT-74209
Required Action(s):	Data Not Available
Project Descriptions(s):	DEVELOPMENT OF 200 RESIDENTIAL DWELLING UNITS ON A PORTION OF THE SITE AND THE CONTINUED MAINTENANCE, RECONFIGURATION, AND RECONSTRUCTION OF THE EXISTING GOLF AND TENNIS USE ON THE PROPERTY, SEE ATTACHED.
Case Number:	ENV-2020-1512-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SITE PLAN REVIEW AND VESTING CONDITIONAL USE FOR NEW ATHLETIC FACILITY
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2006-49-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	ENV-2001-1196-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	

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DATA NOT AVAILABLE

CASE-1163

ORD-86514

ORD-183145

ORD-183144

ORD-169484-SA600

ORD-142584

BZA-2380

OB-12673

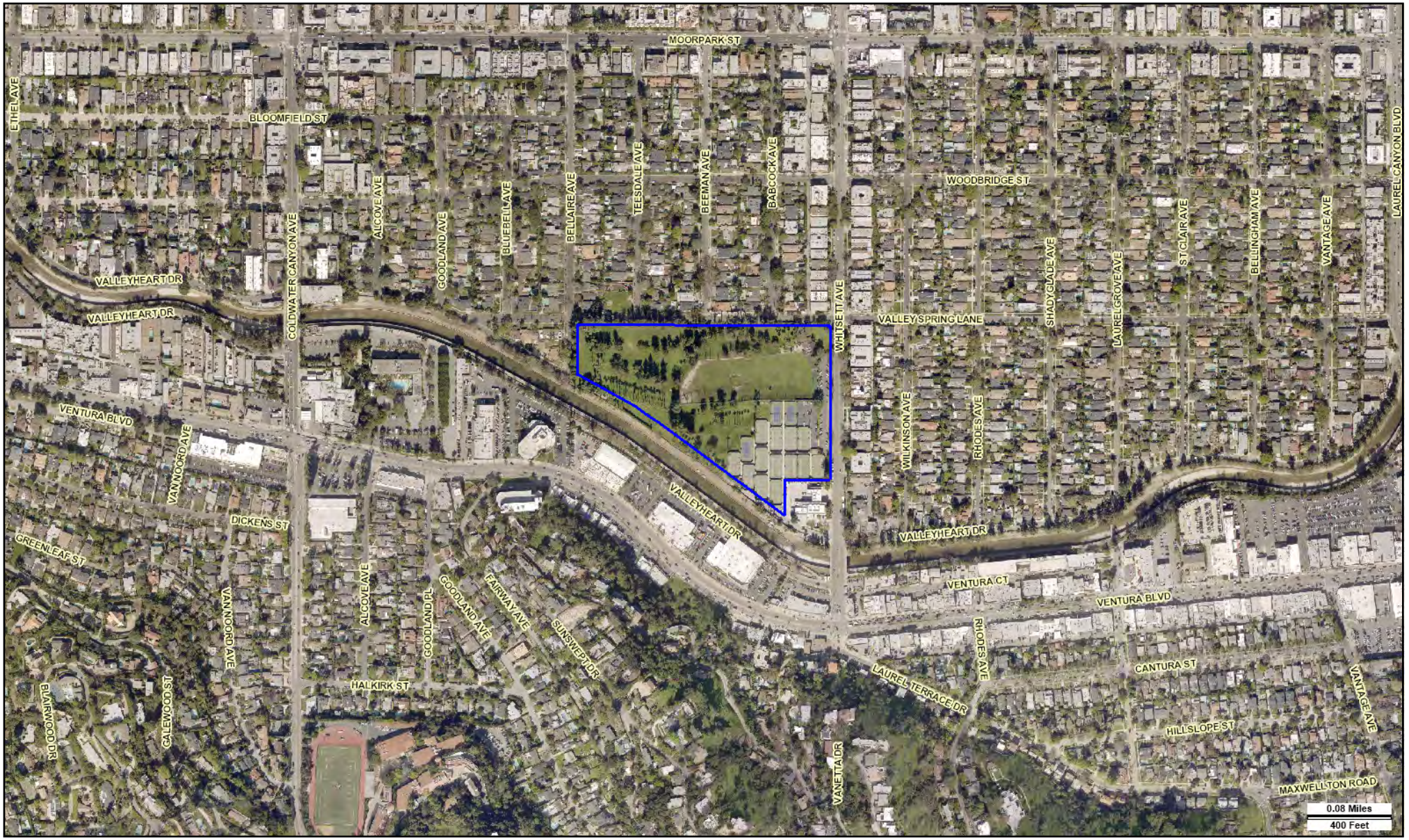
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ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

12/23/2020

City of Los Angeles
Department of City Planning



Address: 4141 N WHITSETT AVE
APN: 2375018020
PIN #: 165B161 914

Tract: TR 19437
Block: None
Lot: LT 1
Arb: None

Zoning: A1-1XL-RIO
General Plan: Open Space

N
W
E
S

CITY OF LOS ANGELES FOUNDED 1781

WEDDINGTON GOLF AND TENNIS CLUB
4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane
CHC-2020-7764-HCM
ENV-2020-7765-CE

2012 Historic Resources Assessment Report

APPENDIX E

HISTORICAL RESOURCES REPORT

WEDDINGTON GOLF & TENNIS CLUB
Historic Resources Assessment Report

4141 Whitsett Ave.
Studio City, Los Angeles, California



prepared for:

Planning Associates Inc
4040 Vineland Ave, Suite 108
Studio City, CA 91604

prepared by:
Architectural Resources Group, Inc.
Architects, Planners & Conservators
65 N. Raymond Ave., No. 220
Pasadena, CA 91103

January 30, 2012

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Table of Contents

I. Introduction 1

II. Existing Conditions 1

III. Historical Background and Context 8

IV. Regulations and Criteria of Evaluation 24

V. Evaluation of Eligibility 27

VI. Project Description 31

VII. Analysis of Project Impacts 32

VIII. Conclusion 35

IX. Bibliography 36

Appendix: Project site overlay map

I. Introduction

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

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

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

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

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

II. Existing Conditions

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

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

Site

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

Cultural Landscape Elements

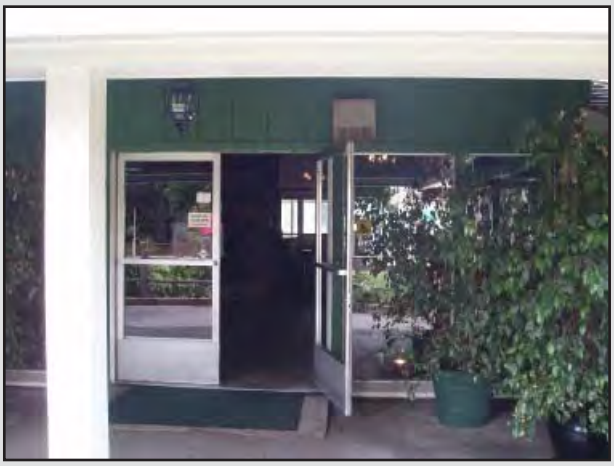
According to the current property manager, virtually all design elements of the property were explicitly outlined in a conditional use permit. The recreational property is composed of multiple contributing elements. Golf-related resources include: a one-story clubhouse; a 24-stand, 230-yard driving range;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



Putting Green



Clubhouse Exterior



Clubhouse Entrance



Clubhouse Interior: Fireplace



Clubhouse Interior: Lunch Counter



Clubhouse Interior: Pro Shop

Clubhouse

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

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

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

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

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

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



Clubhouse Rear Exterior



Second Hole Green



Third Hole Tee



Fourth Hole-View From Tee



Sixth Hole Green



Eighth Hole Green

Golf Course

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

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

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

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

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

The fifth and sixth holes have been reconfigured

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

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

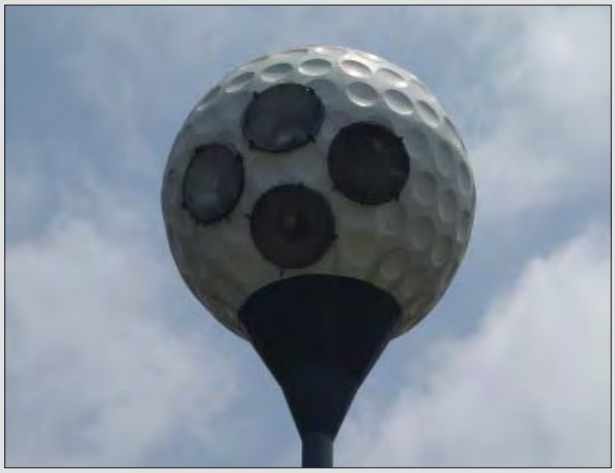
From the course's eastern end, the eighth and ninth holes direct the player back to the clubhouse and the property's northeastern corner. The eighth tee is adjacent to the third fairway, between the seventh and second greens. The fairway extends 135 yards, lined on both sides by a row of mature palms,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

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



Ninth Hole-Tee & Fairway


Driving Range Shelter

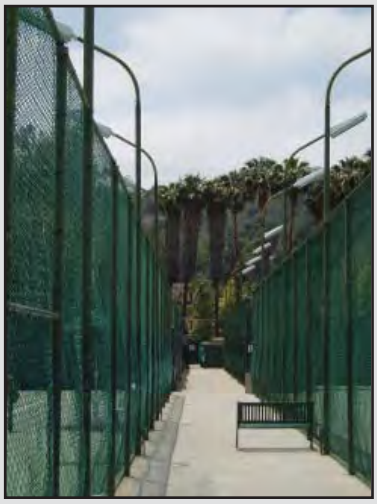

Light Standards



Tennis Clubhouse



Tennis Courts



Tennis Courts-Walkway view towards driving range

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

Driving Range

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

Light Standards

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

Tennis House

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

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

Tennis Courts

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

Maintenance Structure

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

Maintenance Green

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

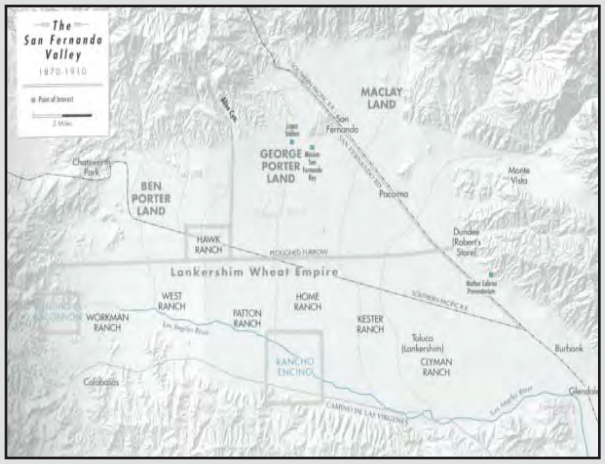
III. Historical Background and Context

San Fernando Valley

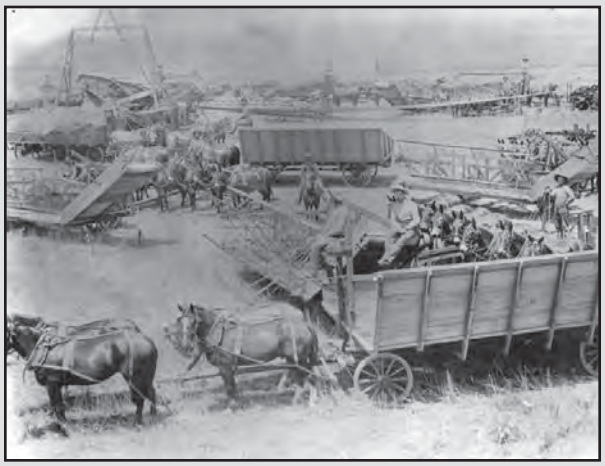
The history of the San Fernando Valley is largely a story of its development. What was an undeveloped and arid valley of ranchos 150 years ago has been transformed into a dense urbanized "suburb" with a population of over 1.7 million (Roderick 2001, *v*). Through its short history, the San Fernando Valley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



Pio Pico (L.A. Public Library)



San Fernando Valley 1870-1910 (Roderick 2001)



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

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

Early Growth

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

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

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

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

End of Large Scale Agriculture

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

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



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



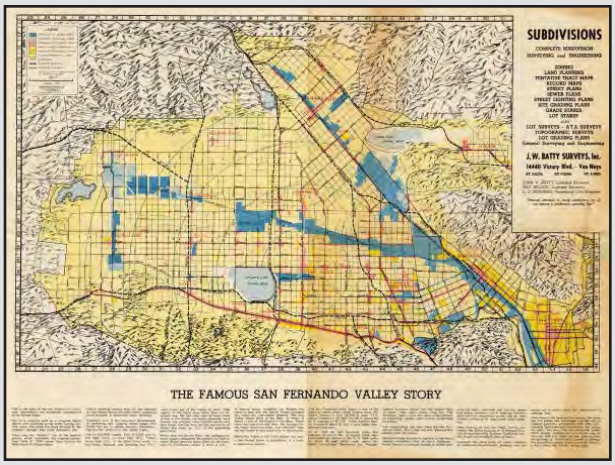
1st Red Car to North Hollywood, 1911 (CSUN Library)



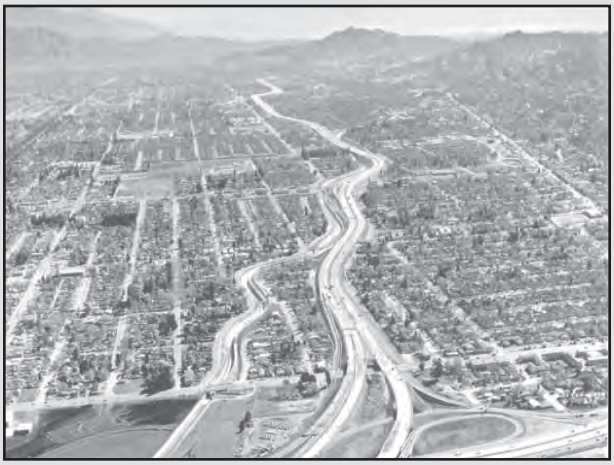
Sherman Way East View, Circa 1930 (CSUN Library)



Lockhead Air Terminal Circa 1941 (CSUN Library)



San Fernando Valley Subdivsion Map, 1956 (CSUN Libraary)



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

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

Growth in Valley Industry

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

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

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

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

Postwar Suburban Expansion

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

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

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

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

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



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



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



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

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

Los Angeles River

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

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

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

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

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

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



Weddington Family Portrait, 1889 (CSUN Library)



Weddington Family Home, 1893 (CSUN Library)



Weddington Brothers Store, 1905 (CSUN Library)



Weddington Brothers Store, Circa 1905 (CSUN Library)



Lankershim Viewed from Weddington Ranch, 1893 (CSUN Library)



Weddington Family Home, 1910 (CSUN Library)

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

Weddington Family

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

McCallister Family

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

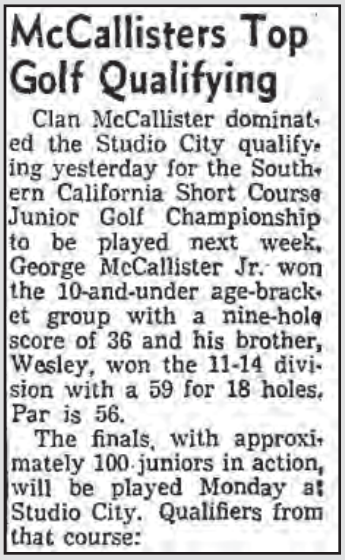
avid golfer and member of the Wilshire Country Club, and an investor in sporting goods and real estate. George McCallister Sr.'s brother invented the first golf glove, which he had initially designed for fighter pilots when he was stationed with the Air Force in Illinois. In addition to operating the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

Recreation

Golf

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

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



McCallisters Top Golf Qualifying

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

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

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



Hollywood Country Club, Circa 1922
(CSUN Library)



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

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

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

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

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

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

Tennis

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

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

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

Property Typology of the Community Golf Course

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

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



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



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



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

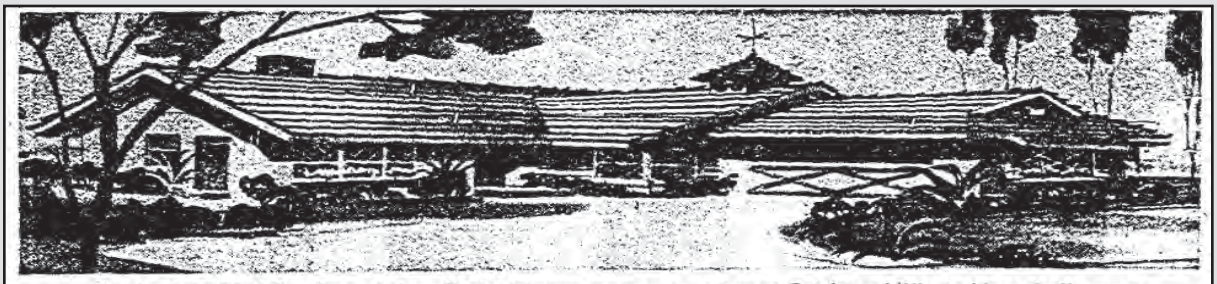
but "this ribbon of grass can be tied in bowknots, twisted into any desired shape, (or) laid in bits" (National Golf Foundation, Inc., 1955, 6). Golf was commonly combined with other recreational facilities such as swimming pools, or in the case of Studio City (though not until twenty years later), tennis.

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

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

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

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



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

MONTEBELLO HOMES AIR CONDITIONED

Refrigerated air conditioning is one of the features at Brighton Hills, a Medallion homes development in the Montebello hills, reports Jim Young, vice president of Brighton-Bilt Homes, builder-developer.

Priced from $29,950, the Brighton Hills homes are offered with veterans' 5%-down terms featuring 5¼%, 30-year loans. Also available is non-vets' 90%, 25-year financing at 6% interest.

On view are 7 model homes which incorporate 3 bedrooms and family room or 4 bedrooms and family room; 2 baths, and 2-car garages. Exterior stylings and floor plans are by Architect William Bray, AIA, while color harmonizing is by Mel Grau.

Brighton Hills includes all utilities, sewers, streetlights, sidewalks and streets, installed and paid for by Brighton-Bilt Homes. According to Dick Kurth, sales agent, volume has reached $5,730,000, with 191 purchases to date.

From Los Angeles Brighton Hills may be visited via San Bernardino Freeway to Garfield turnoff, right (south) to Pomona Blvd., left to Wilcox, right to Merle Drive, left to Gardner Drive, then left to model homes, open 9 a.m. to 9 p.m.

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

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

Clubhouse Architect William Bray, AIA

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

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

Site History

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



Weddington Ranch, Circa 1899 (CSUN Library)



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



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

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

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

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

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

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

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

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

Site Development Chronology

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

Building Permit History

1955:	8/8	Permit issued for a "Golf Shop and Club House," 86' 6" by 58' 6". Owner: Joe Kirkwood; architect: William M. Bray, AIA; contractor: Colonial Construction Co.; cost: $25,000; exterior materials: wood & stone
	9/12	Permit issued to move storage building, 16' x 20', on lot
	11/8	Permit issued to add a partition around the clubhouse snack bar
1956:	1/5	Permit issued to build golf course & parking lot (use of land). Owner: Joe Kirkwood; architect: William M. Bray, AIA; contractor: Colonial Construction Co.
1962:	9/4	Permit issued to construct food storage room addition to clubhouse, 7'6" x 10'6". Owner: Studio City Golf Course, Inc.; contractor: owner
1966:	9/21	Permit issued to demolish existing maintenance/storage building. Owner: Studio City Golf Course, Inc.; contractor: owner
	9/27	Permit issued to construct maintenance building, 38'x52'. Owner: George McCallister; architect, Miller & Miller Associates; engineer: E.F. Escalle, contractor: Mandavich Brothers; cost: $15,800; materials: wood siding, shake roof
	9/27	Permit issued to construct tee cover roof shelter, 26' x 80'. Owner George McCallister; architect, Miller & Miller Associates; engineer: E.F. Escalle, contractor: Mandavich Brothers; cost: $8,300
1973:	8/22	Permit issued to cut/fill tennis court sites, 400 cubic yards. Owner: Studio City Golf Course; contractor: Gregory J. Merante
	11/15	Permit issued to construct Tennis shop 20'x25'. Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz; cost: $7,600; materials: wood
	11/15	Permit issued to install tennis court fencing, 12" high, 1600 lf. Owner: Studio City Golf Course; contractor: Gregory J. Merante; engineer: Elliott L. Moscovitz; materials: chain link
	12/20	Permit issued to revise parking lot layout Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz
1974:	12/12	Permit issued to install tennis court fencing, 12" high, 1,080 lf. Owner: Studio City Golf Course; engineer: Elliott L. Moscovitz; location: southeastern portion of site between tennis shop & clubhouse; cost: $9,000; materials: chain link
1975:	4/18	Permit issued to install tennis court fencing, 12" high, 960 lf.

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

IV. Regulations and Criteria of Evaluation

CEQA

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

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

National Register of Historic Places

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

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

- A ***structure*** is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by humans, it is often an engineering object large in scale.

- A ***site*** is defined as the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

- *A* ***building*** *is* defined as a structure created to shelter human activity.

- A ***district*** is a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

- An ***object*** is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, moveable yet related to a specific setting or environment such as a historic vessel.

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

- *Criterion A:* associated with events that have made a significant contribution to the broad patterns of history (such as a Civil War battlefield or a Naval Ship building Center);

- *Criterion B:* associated with the lives of persons significant in our past (such as Thomas Jefferson's Monticello or the Susan B. Anthony birthplace);

- *Criterion C:* embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (such as Frank Lloyd Wright's Taliesin or the Midwestern Native American Indian Mounds) or;

- *Criterion D:* have yielded or may likely yield information important in prehistory or history (such as prehistoric ruins in Arizona or the archaeological sites of the first European settlements in St. Augustine, Florida or at the Presidio of San Francisco).

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

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

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

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

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

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

California Register of Historical Resources

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

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

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

- *Criterion 2:* it is associated with the lives of persons important to the nation or to California's past.

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

- *Criterion 4:* it has yielded, or has the potential to yield, information important to the

prehistory or history of the state or the nation.

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

Resource Integrity

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

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

V. Evaluation of Eligibility

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

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

Significance Under the California Register

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

from the property's integrity of design.

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

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

Setting: The physical environment of a historic property.

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

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

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

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

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

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

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

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

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

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

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

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

VI. Project Description

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

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

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

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

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

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

VII. Analysis of Project Impacts

Threshold of Significance

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

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

Secretary of the Interior's Standard for Rehabilitation

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

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

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

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

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

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

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

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

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

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

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

or elements from other historic properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. Conclusion

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

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

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APPENDIX: Project overlay map, December 23, 2011.

