

The Retreat at Benedict Canyon

Historic Building Assessment

July 2020 | SAF-01

Submitted to:

City of Los Angeles
Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Prepared for:

9712 Oak Pass Road, LLC.
9663 Santa Monica Blvd., #406
Beverly Hills, CA 90210

Prepared by:

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

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National Archaeological Database Information

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Client/Project: 9712 Oak Pass Road, LLC / Retreat at Benedict Canyon

Report Date: July 2020

Report Title: Historic Building Assessment for the Retreat at Benedict Canyon, Los Angeles, Los Angeles County, California

Submitted to: City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012

Type of Study: Historic Building Assessment

New Sites: 5434 Hutton Drive
9800 Wanda Park Drive

Updated Sites: None

USGS Quad: Beverley Hills 7.5' Quadrangle

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ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHC	Cultural Heritage Commission
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CLDP	City of Los Angeles Department of Planning
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
GLO	General Land Office
HCM	Historic-Cultural Monument
HELIX	Helix Environmental Planning, Inc.
HPOZ	Historic Preservation Overlay Zones
LACPW	Los Angeles County Public Works
LADBS	Los Angeles Department of Building and Safety
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
OHR	Office of Historic Resources
PLUM	Planning and Land Use Management Committee
PRC	Public Resources Code
SCCIC	South Central Coastal Information Center
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) was contracted by 9712 Oak Pass Road LLC., to provide a historic building assessment for The Retreat at Benedict Canyon Project (Project) in the City of Los Angeles, California (City). The Project proposes to develop an approximately 32.67-acre (1,423,140-square foot) site bounded by Hutton Drive to the north and Benedict Canyon Drive to the west in Benedict Canyon. The development will include 18 hotel buildings comprised of 59 hotel guest rooms and 8 single-family homes. Two buildings, a single-family house at 9800 Wanda Park Drive and another single-family house at 2534 Hutton Drive, are proposed for demolition. Both houses are over 50 years old and require evaluation for historical significance and eligibility for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and as City of Los Angeles Historic-Cultural Monuments (HCM) as required under California Environmental Quality Act (CEQA) (14 CCR Section 15064.5), the National Historic Preservation Act (NHPA) (16 United States Code 470 et seq., 36 Code of Federal Regulations [CFR] Part 800), and the City of Los Angeles Administrative Code (Sec. 22.171.7). This report details the methods and results of the historic building assessment and has been prepared to comply with CEQA, NHPA, and the City of Los Angeles Administrative Code.

The scope of work included a literature and records search through the South Central Coastal Information Center (SCCIC) at California State University Fullerton; an intensive-level pedestrian survey and inspection of the subject buildings; and archival research on the history of the buildings and the subject properties. This report provides the results of that study.

HELIX architectural historian Annie McCausland, M.A., who meets the U.S. Secretary of the Interior's professional qualification standards for architectural history, evaluated the historical significance of the buildings based on in-depth historical background research and by applying the NRHP/CRHR and HCM eligibility criteria.

Historical background research demonstrates that the single-family dwellings at 2435 Hutton Drive and 9800 Wanda Park Drive are not associated with any significant historic events or person(s). The dwellings were not designed by master architects nor are either exemplary embodiments of an architectural style. Both dwellings were found not historically significant and therefore not eligible for the NRHP/CRHR or for local listing as an HCM. Therefore, the dwellings at 2435 Hutton Drive and 9800 Wanda Park Drive are not considered historical resources for the purposes of CEQA.

A copy of this report and Department of Parks & Recreation (DPR) 523 recording forms documenting the subject buildings will be placed on file at the SCCIC for inclusion in the California Historical Resources Information System (CHRIS). The DPRs are attached as Appendix A.

Based on the results of the current study, no historic properties will be affected by The Retreat at Benedict Canyon Project.

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1.0 INTRODUCTION

HELIX was contracted by 9712 Oak Pass Road LLC. to provide a historic building assessment for the Project. The Project proposes to demolish two buildings, a single-family house at 9800 Wanda Park Drive and another single-family house at 2534 Hutton Drive. Both houses are over 50 years old and require evaluation for historical significance and eligibility for listing in the NRHP, the CRHR, and as an HCM as required CEQA, NHPA, and the City of Los Angeles Preservation Ordinance. This report details the methods and results of the historic building assessment and has been prepared to comply with CEQA, NHPA, and the City of Los Angeles Preservation Ordinance.

1.1 PROJECT LOCATION

The Project is located in the City of Los Angeles (City) in Los Angeles County, California (Figure 1, *Regional Location*). The Project site is located within the western portion of the City, approximately 1.3 miles north of the City of Beverly Hills and approximately 2.6 miles northwest of the City of West Hollywood. The Project site is located approximately one mile south of Mulholland Drive. The Project site is located east of the San Diego Freeway (Interstate 405 [I-405]), west and south of the Hollywood Freeway (U.S. 101), and north of Santa Monica Boulevard/California State Route 2 (SR 2). More specifically, the Project is located on the east side of Benedict Canyon Drive, between Yoakum Drive on the south and Hutton Drive on the north (Figures 2 and 3, *USGS Topography* and *Aerial Photograph*, respectively). The Project area is located in Township 1 South, Range 15 West, Sections 2 and 3, on the U.S. Geological Survey (USGS) Beverly Hills 7.5-minute quadrangle (Figure 2).

1.2 PROJECT DESCRIPTION

The Project proposes a boutique hotel integrated with the site's topography and native landscaping. The Project would include the demolition of the two existing single-family residences, redevelopment of the existing infrastructure, including roadways that traverse the Project site and a concrete bridge, and the construction of a 59 guestroom hotel, 8 single-family homes, associated parking and infrastructure, and extensive landscaped and open space areas on the 32.67-acre Project site. The proposed Specific Plan sets forth development regulations for the Project's hotel and residential components.

The Project includes a proposed General Plan Amendment to a new land use designation with a corresponding zone of specific plan, and a proposed new specific plan (the Specific Plan) to govern use and development of the Project site and to ensure compatibility with the surrounding community. Project implementation is proposed in a conceptual site plan that emphasizes retention of existing mature trees by dispersing smaller hotel structures throughout the 16.13-acre hotel site with open space, landscaping, and other green spaces (Figure 4, *Project Site Plan*).

1.3 REGULATORY FRAMEWORK

Cultural resources are defined by CEQA as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources that retain sufficient integrity can be eligible for listing in the NRHP, CRHR, or a local register.

1.3.1 National Historic Preservation Act

Federal regulations that would be applicable to the Project if there is a federal nexus, such as funding or permits from a federal agency, consist of the National Historic Preservation Act (NHPA) and its implementing regulations (16 United States Code 470 et seq., 36 Code of Federal Regulations [CFR] Part 800). Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on “historic properties”, that is, properties (either historic or archaeological) that are eligible for the NRHP. To be eligible for the NRHP, a historic property must be significant at the local, state, or national level under one or more of the following four criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies 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; and/or
- D. Has yielded or may be likely to yield, information important in prehistory or history.

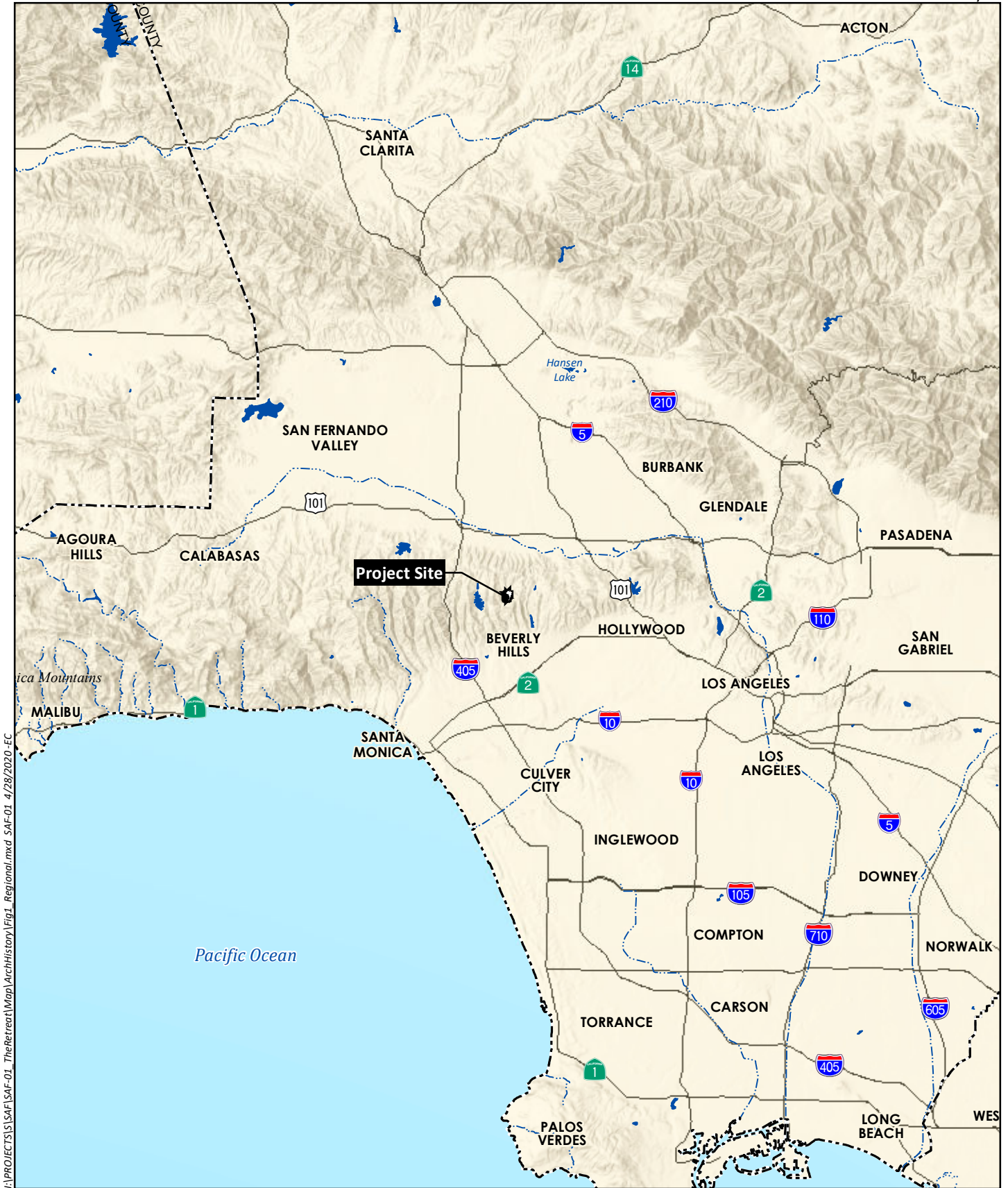
Properties that are found to be significant under the four NRHP criteria must also be evaluated for integrity. Integrity is the authenticity of a historic property’s physical identity evidenced by the survival of characteristics that existed during the property’s period of significance. Properties, therefore, must retain enough of their character defining features and appearance in order to convey the reasons for their significance. Integrity is evaluated under the following aspects: location, design, setting, materials, workmanship, feeling, and association, adhering to National Park Service guidelines. To retain historic integrity, a property must possess several, and usually most, of these aspects (NPS 2002).

Under Section 106 of the NHPA, actions that alter any of the characteristics that qualify a property for eligibility for listing in the NRHP “in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association” (36 CFR 800.5[a]) constitute an adverse effect to the historic property.

1.3.2 California Environmental Quality Act

CEQA, Public Resources Code (PRC) 21084.1 and CEQA Guidelines, California Code of Regulations (CCR) Title 14 Section 15064.5 discuss significant cultural resources as “historical resources” and define them as:

- Resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1])
- Resource(s) either listed in the NRHP or in a “local register of historical resources” or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless “the preponderance of evidence demonstrates that it is not historically or culturally significant” (14 CCR Section 15064.5[a][2])



Source: Base Map Layers (Esri, 2013)

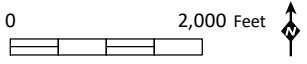
Regional Location

Figure 1

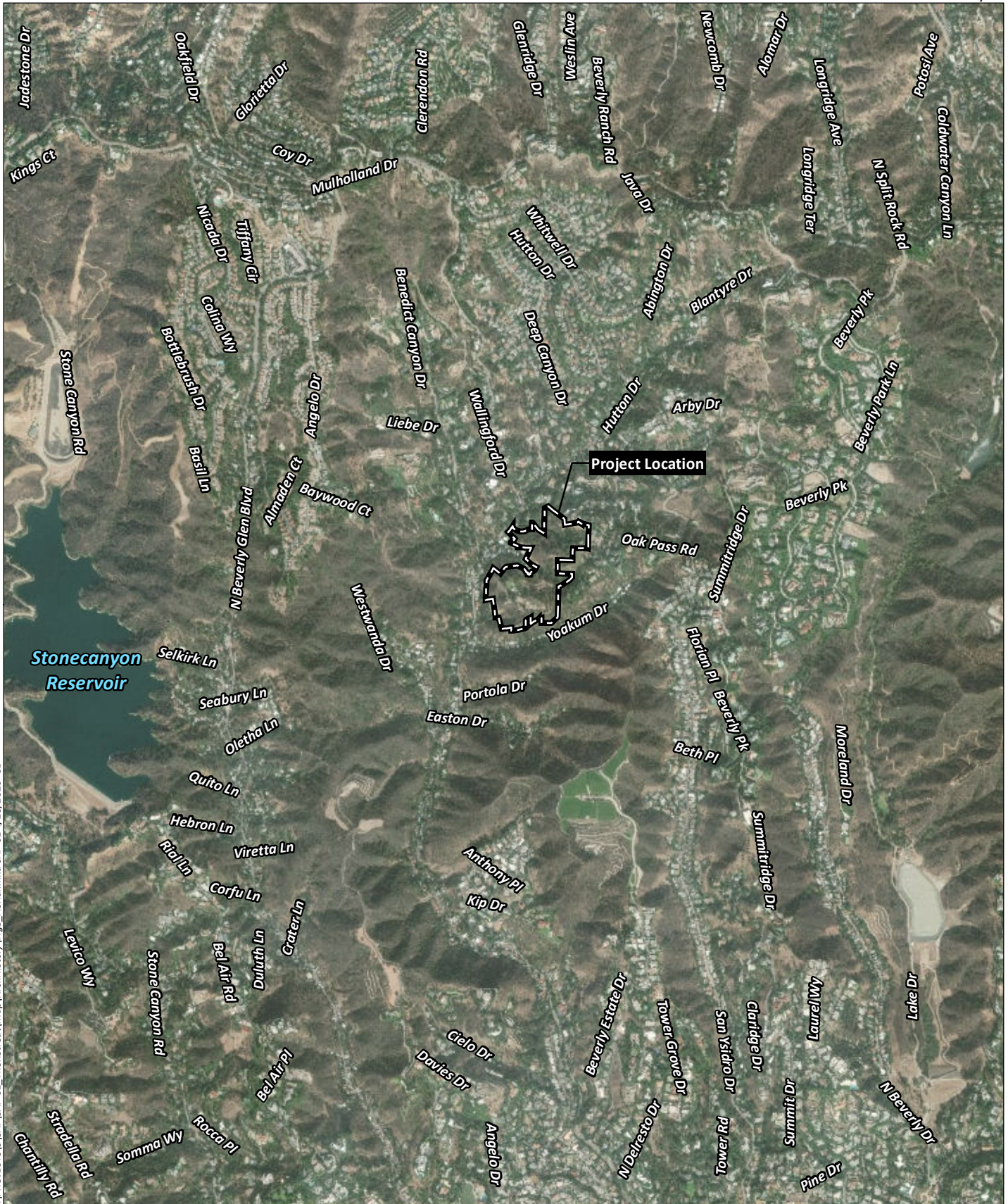
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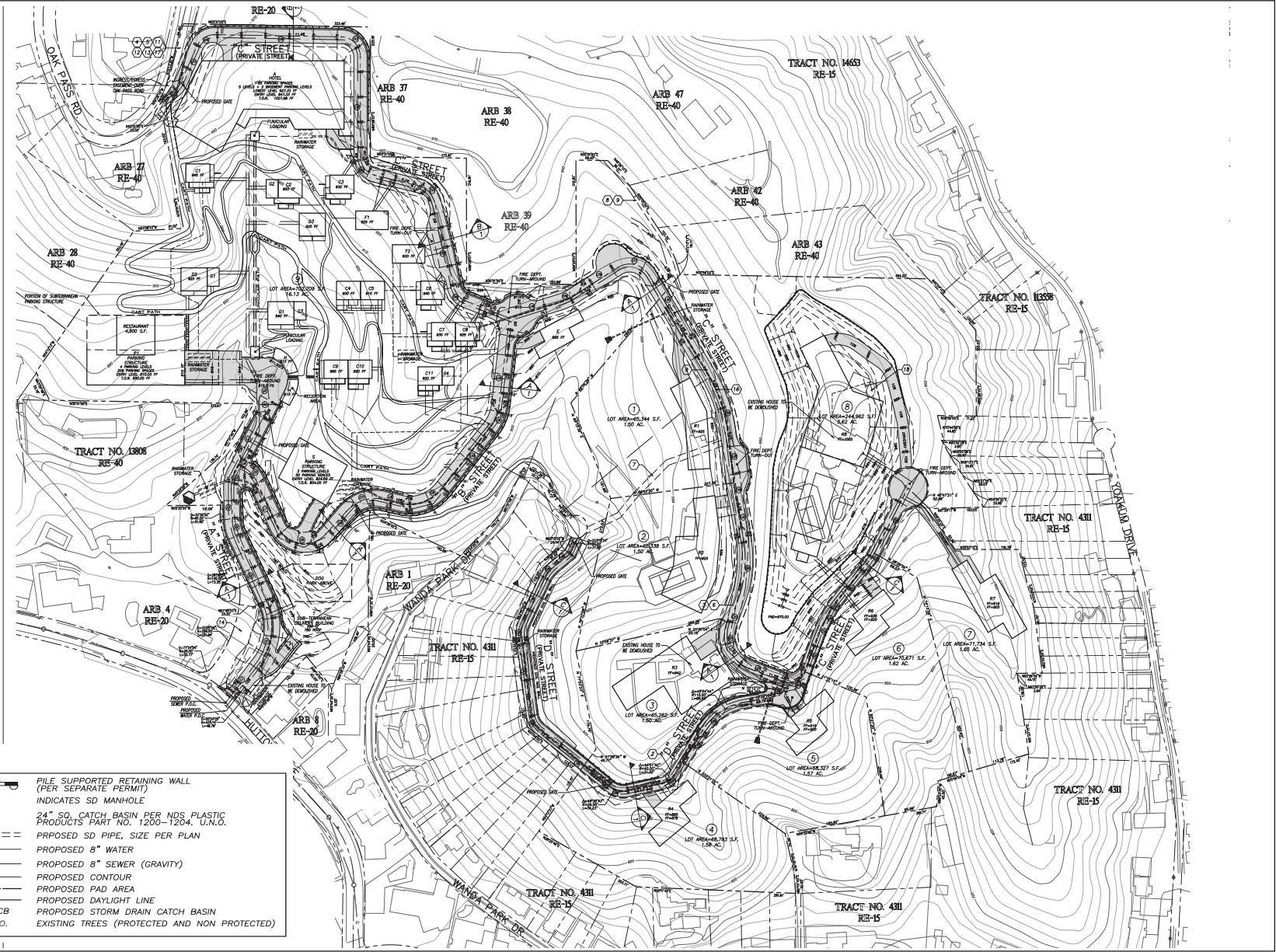
Source: Beverly Hills 7.5' Quad (USGS)



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Source: Aerial (Esri 2018)

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Source: LC Engineering Group, 2019

- Resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3])

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

- A. 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;
- B. It is associated with the lives of persons important to local, California, or national history;
- C. 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;
- D. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a “historical resource” for the purposes of CEQA at the discretion of the lead agency.

Resources that are found to be significant under the four CRHR criteria, must also be evaluated for integrity. Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Resources, therefore, must retain enough of their character defining features and appearance in order to convey the reasons for their significance. Integrity is evaluated under the following aspects: location, design, setting, materials, workmanship, feeling, and association, adhering to National Park Service guidelines. To retain historic integrity, a resource must possess several, and usually most, of these aspects (NPS 2002).

If the proposed Project were expected to cause substantial adverse change in an historical resource, environmental clearance for the Project would require mitigation measures to reduce impacts. “Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines §15064.5 (b)(1)). California Code of Regulations, Title 14, Chapter 3 §15064.5 (b)(2) describes material impairment taking place when a Project:

- A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register or its identification in an historical resources survey unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register as determined by a lead agency for the purposes of CEQA.

1.3.3 City of Los Angeles

1.3.3.1 Historic-Cultural Monument (Local Register)

Sec. 22.171.7 of Los Angeles Administrative Code defines criteria for designation of an HCM. For ease in applying local eligibility, the following numbers are assigned to the criteria, which align to a large degree with National and California Registers. HCMs are defined as:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Listing as an HCM is subject to review by the Cultural Heritage Commission (CHC) and the Planning and Land Use Management Committee (PLUM) of the City Council and requires approval by the City Council.

The Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted by the City of Los Angeles in 1979 and revised in 1997. As defined in the Cultural Heritage Masterplan Review Draft (March 7, 2000, Cultural Heritage Masterplan), an HPOZ is,

“...a planning tool which recognizes the special qualities of areas of historic, cultural, or architectural significance. An HPOZ does not change the underlying zoning; rather it lays an added level of protection over a zone through local board oversight.”

There are thirty designated historic preservation overlay zones in Los Angeles, incorporating thousands of properties. The Cultural Heritage Masterplan defines HPOZ criteria for evaluation and states that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

- A) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time;
- B) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City;
- C) Retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

1.3.3.2 City's General Plan

The Conservation Element of the City's General Plan, adopted in 2001, includes goals and policies related to cultural resources in Section 5: Cultural and Historical.

Cultural and historical objective, policy and programs:

Objective: protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Policy: continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

Program 1: development permitting processing, monitoring, enforcement and periodic revision of regulations and procedures.

Responsibility: departments of *Building and Safety, *City Planning, *Cultural Affairs and *Community Redevelopment Agency and/or the *lead agency responsible for Project implementation.

Program 2: prepare the Historic Preservation and Cultural Resources Element of the general plan.

Responsibility: departments of *City Planning and Cultural Affairs.

Program 3: continue to survey buildings and structures of any age in neighborhoods throughout the city in order to develop a record that can be used in the present and future for evaluating their historic and cultural value as individual structures and within the context of surrounding structures.

Responsibility: departments of Building and Safety, *City Planning, and *Cultural Affairs and the *Community Redevelopment Agency.

Program 4: continue to establish Historical Preservation Overlay Zones throughout the city.

Responsibility: departments of Building and Safety, *City Planning and Cultural Affairs and the Community Redevelopment Agency [City of Los Angeles 2001:II-9—II-10].

2.0 HISTORIC CONTEXTS

2.1 BENEDICT CANYON

Benedict Canyon is situated within the City of Los Angeles, near Beverly Hills and West Hollywood. During the Mexican period, the southern portion of the canyon was a part of Rancho Rodeo del los Aguas (Exhibit 1). This 4,539-acre Mexican land grant was given to María Rita Quinteros Valdez de Villa, the daughter of one of the original pobladores of Los Angeles, in 1828 (Beverly Hills Historical Society

n.d.; Wanamaker 2005:7). The name Rancho Rodeo del los Aguas translates to “the gathering of the waters.” This name was given due to the artesian underground streams that met there, including streams from Benedict Canyon known then as Canada de los Encinos. During the American period, the rancho changed hands in 1854 when Benjamin D. Wilson and Henry Hancock purchased the property. Hancock later sold his share to William Workman (PCR Services 2004). Within Benedict Canyon north of the rancho, Americans homesteaded in the canyon and established farms and ranches (Exhibit 1).

In 1868, Edson A. Benedict, A New York native, gave up his grocery store in downtown Los Angeles and purchased a land claim in Benedict Canyon within Rancho de las Aguas and 150.12 acres within Township 1 South, Range 15 West, Section 14 (GLO 1879). Edson and his family built a house at the mouth of the canyon as shown in Exhibit 2. Edson’s son, Pierce Benedict, purchased 230 acres of land adjoining his father’s land claim and built another house, establishing the Benedict family as the principal landowners in the canyon. After Edson’s death in 1886, Pierce turned the land into farmland, planting walnut, vegetables, and beans as shown in Exhibits 3 and 4 (Wannamaker 2005:15, 45). By 1888 the canyon was referred to as Benedict Canon (Canyon) as shown in Exhibit 2.

The Project area is located outside of Rancho Rodeo del los Aguas within Range 15 West, Township 1 South, Section 3, as shown in Exhibit 2.

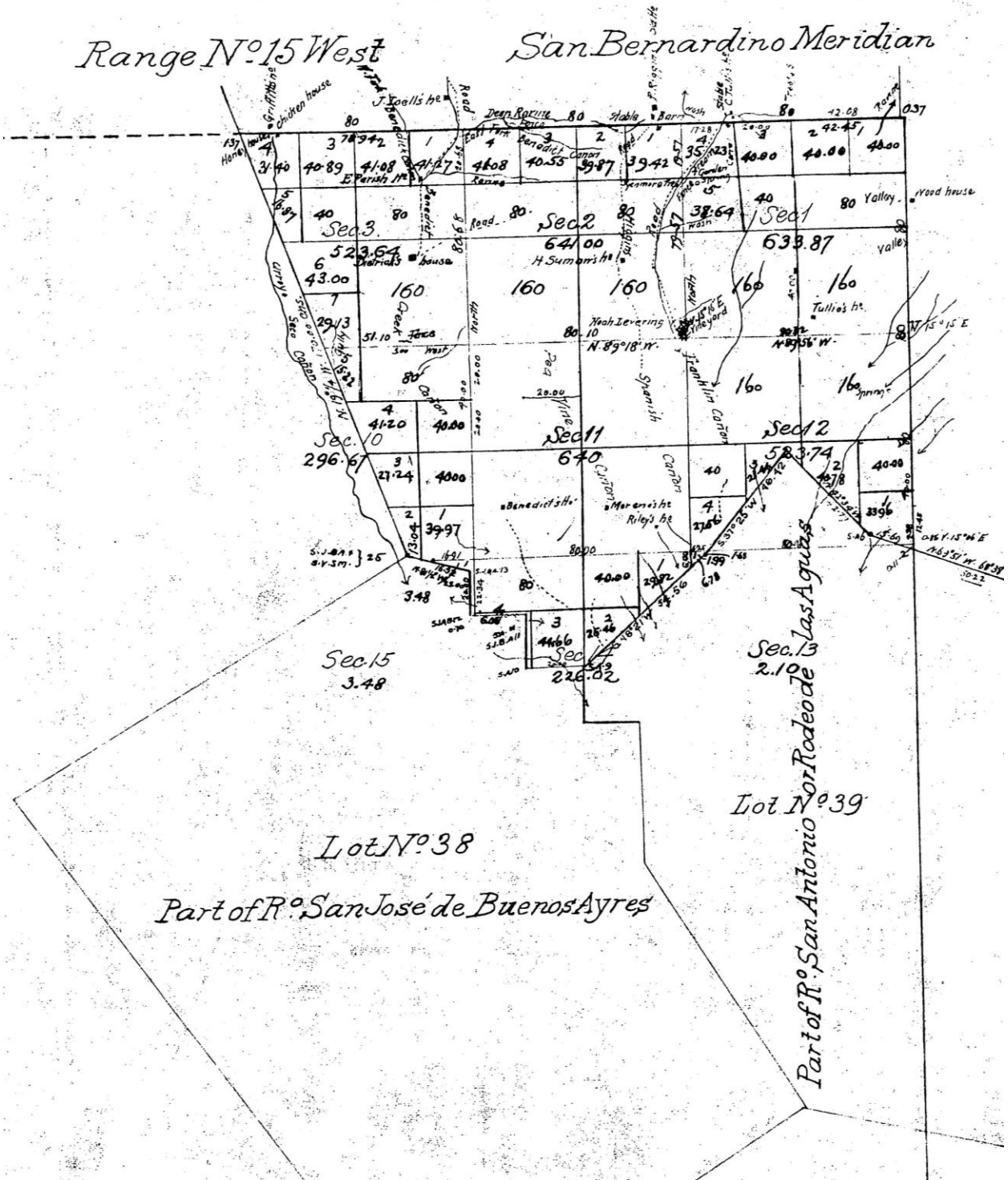


Exhibit 1. Land survey including Benedict Canyon within Sections 14, 10, 3, and 2 illustrating the canyon in relation to neighboring ranchos, 1888. Courtesy of Los Angeles County Public Works (LACPW 1888).

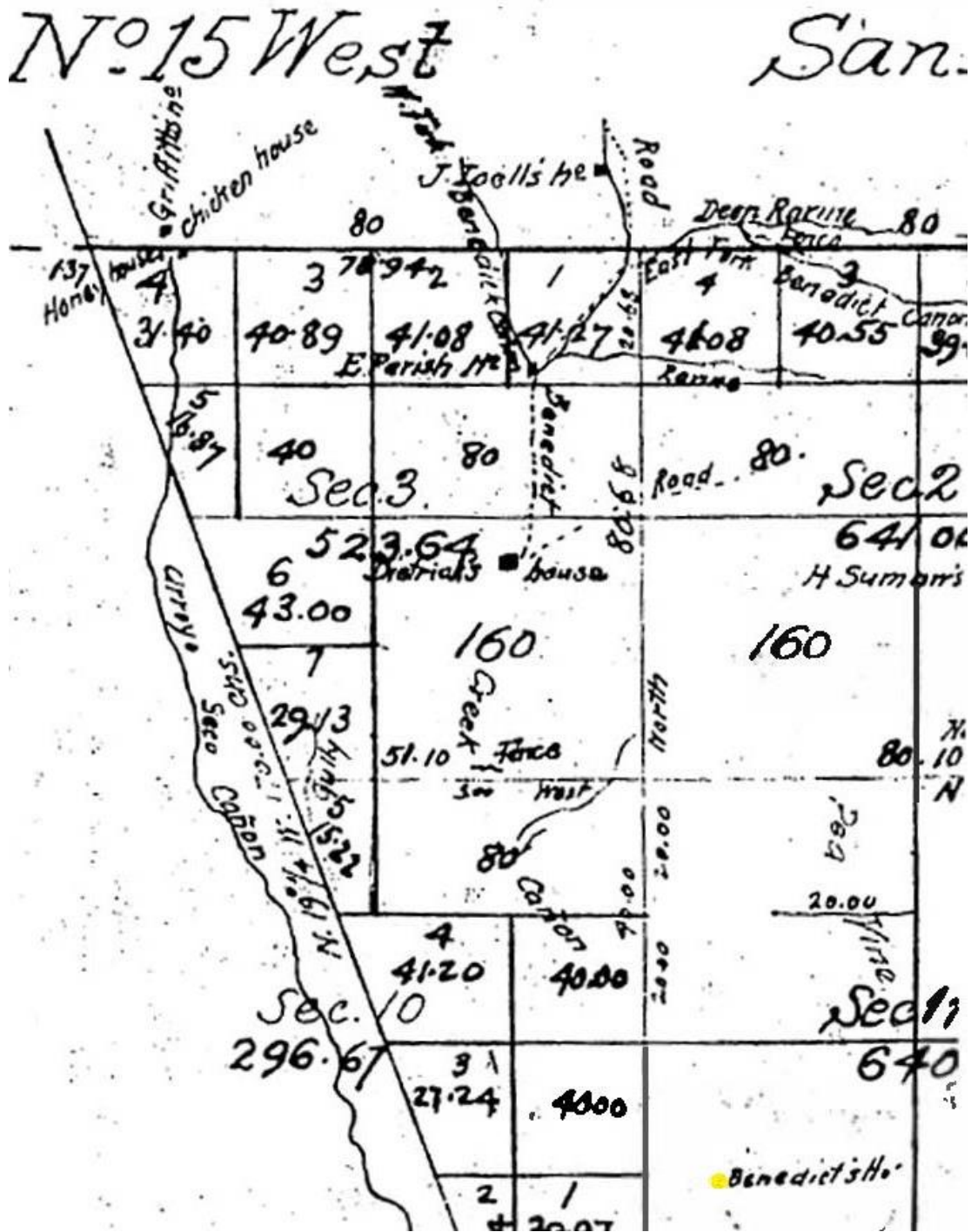


Exhibit 2. Portion of 1888 plat map illustrating extant houses including Edson Benedict's house (yellow dot). Notice Benedict Canyon (Canyon) Road is labeled and has a west and east fork. Courtesy of Los Angeles County Public Works (LACPW 1888).



Exhibit 3. Farmland in Benedict Canyon, circa 1890. Courtesy of Arcadia Publishing (Wanamaker 2005:15).



Exhibit 4. Benedict Canyon in 1890. Courtesy of the Beverly Hills Public Library Historical Collection.

The canyon remained largely undeveloped until the 1920s. Land in Benedict Canyon was advertised in various newspapers such as the articles illustrated in Exhibits 5 and 6. The southernmost portion of Benedict Canyon is within the City of Beverly Hills while the rest of the canyon is within the City of Los Angeles. The Project area was annexed into the City of Los Angeles in 1923.

Beverly Park Homesites

The Most Beautiful Canyon Homesites in Los Angeles City

Large Lots Fronting on **Beverly-Van Nuys Blvd. \$900 to \$1750 Each**

PRE-OPENING SALE TODAY

\$200 Discount on Each Lot During This Sale

This wonderful subdivision is located in beautiful Benedict Canyon, where the changing aspect of the hills is a perennial charm to the lovers of nature. The natural beauty of this location is now attracting some of the best home builders in America—the wonderful Thos. Ince residence, which is now nearing completion is only a few hundred yards south of Beverly Park; the Douglas Fairbanks home is a short distance to the southeast of this tract. Many beautiful and costly homes are now under construction, including those of Chas. Boldt, Charley Chaplin and many other nationally-known persons.

WATCH THE TREND: The finest homes in Los Angeles County are now being built among the hills. The trend is toward the west and north of Los Angeles. The building restrictions for Beverly Park are designed to protect each lot buyer and yet not impose a hardship to the man of moderate means. The Building Committee will approve of houses that are artistic in appearance so as to add art to Nature's beauty.

MAKE YOUR RESERVATION TODAY

Get Your Choice of Location and Save \$200.
How to Get There—See Map Below

NORTON LAND CO.

423 Bank of Italy Bldg. **Phone 66873**
Tract Office in Benedict Canyon. **Agents on Grounds All Day.**

Exhibit 5. Benedict Canyon homesite advertisement published in the *Los Angeles Times*, 1923. Courtesy of Newspaper.com.

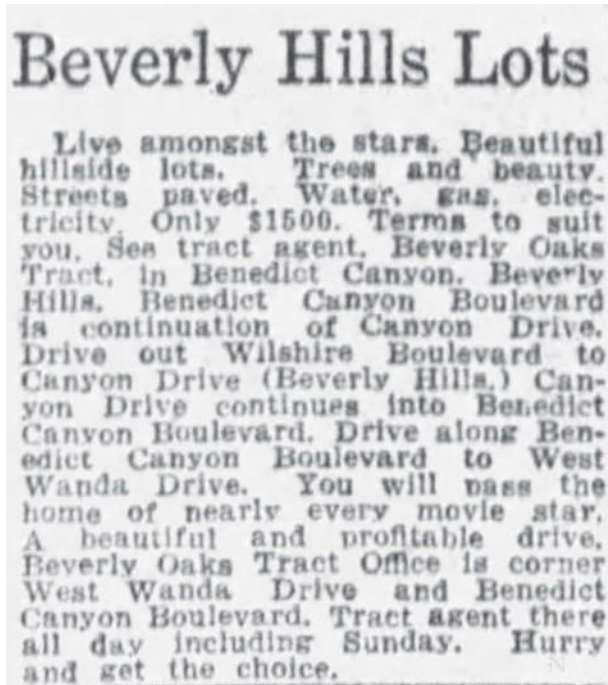


Exhibit 6. Article from the *Los Angeles Times* published on February 19, 1928. Courtesy of Newspapers.com.

By 1926, the northern portion of Benedict Canyon featured dwellings, and Wanda Park Drive and Deep Canyon Drive (Hutton Drive) are extant, as shown in Exhibit 7.

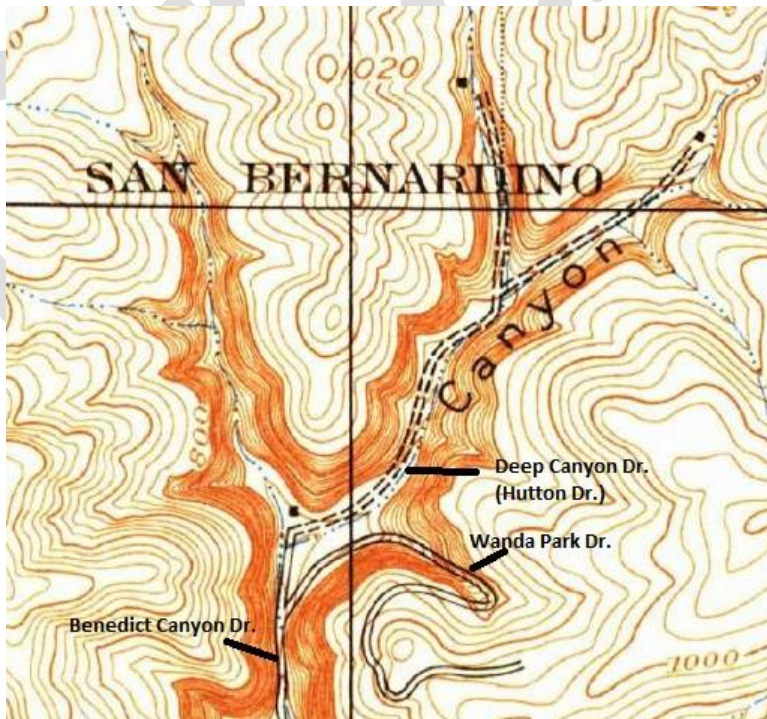


Exhibit 7. The northern portion of Benedict Canyon as illustrated in the 1926 Van Nuys (1:24,000) topographic map.

By 1947 Benedict Canyon Drive was extended past Hutton Drive to the northwest connecting with Mulholland Drive (NETROnline 2020).

Benedict Canyon primarily features single-family houses with a variety of architectural styles. Corresponding with the postwar development in Bel Air-Beverly Crest, a number of significant examples of contemporary (mid-century modern) residences have been recorded. Many represented the work of noted architects, including Frank Lloyd Wright, Jr., Craig Ellwood, Richard Neutra, and Richard Dorman (GPA Consulting, Inc. 2013:36).

2.2 2534 HUTTON DRIVE

Hutton Drive, known in the early twentieth century as Deep Canyon Drive, was the northern tip of Benedict Canyon. As shown in Exhibit 7, not many residences were extant on Deep Canyon Drive in the late nineteenth and early twentieth centuries (USGS 1896, 1902, 1926).

By 1947, Hutton Drive had been paved, and other road appendages had been constructed to allow for new residential lots and new housing projects (NETROnline 2020). The property at 2534 was a vacant undeveloped lot prior to 1956. In 1956 a grading permit was issued for 2534, 2522, 2524, 2528, 2530, and 2528 Hutton Drive. James Greer owned the property at 2534 Hutton Drive (Los Angeles Department of Building and Safety [LADBS] 1956a).

The modest contemporary (mid-century modern) dwelling with attached two-car garage located at 2534 Hutton Drive was constructed in 1956 by Fizdale Construction Company (LADBS 1956b). Fizdale Construction Co. was a local construction company located on Mulholland Drive (Exhibit 8).



Exhibit 8. Fizdale Construction Co. advertisement published in the *Los Angeles Times*, 1961. Courtesy of Newspapers.com

The 2,100-square foot single story dwelling was constructed in a modest mid-century modern style, a popular style in Los Angeles and Southern California in the late 1950s and 1960s. A retaining wall was constructed on the property in 1957, designed by engineer Iwata & Jenkins and constructed by Fizdale Construction Co. (LADBS 1957). By 1958 many homes are extant on Hutton Drive, as shown in Exhibit 9.



Exhibit 9. Portion of Hutton Drive in an aerial photograph taken in 1958. Courtesy of UC Santa Barbara Library.

James B. Greer and his wife Sally Greer owned and resided in the subject dwelling in 1958 (California State Library 1958).

In 1998 owner Mirah S. Mosely made changes to the dwelling. A single-story 122-square foot addition was added on the east façade along with a new wood fence enclosing a new side yard. The garage was also enlarged (LADBS 1998a). The front entry on the north façade was expanded by an additional 62 square feet, and a 9-foot by 3.5-foot addition to the master bathroom on the east façade also occurred that year (LADBS 1998b, 1998c). No other building permits are on file with LADBS.

2.3 9800 WANDA PARK DRIVE

The dwelling at 9800 Wanda Park Drive is located on a 13.13-acre parcel that has been associated with other addresses as well as other infrastructure, buildings, and structures that have been demolished. This historic context focuses on the extant single-family dwelling at 9800 Wanda Park Drive.

Wanda Park Drive was developed by 1924 according to the 1926 Van Nuys (1:24,000) topographic map which was surveyed between 1923 and 1924 (USGS 1926). According to aerial photographs, a dwelling is extant within the subject house footprint by 1928 as shown in Exhibit 10 (Fairchild Aerial Surveys 1928). Unfortunately, no original building permit records for the property dating to the 1920s are on file with LADBS; however, the Los Angeles County Assessor lists a building on the property constructed in 1926 (Los Angeles County Office of the Assessor n.d.).

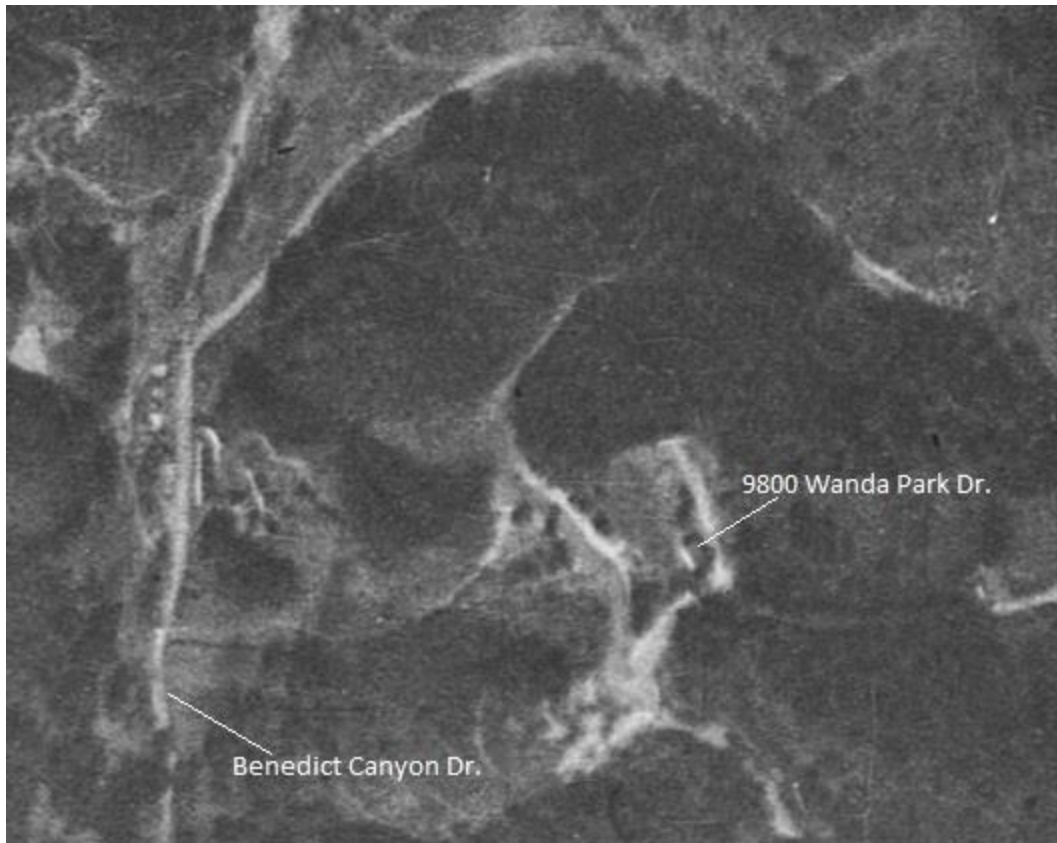


Exhibit 10. Aerial photograph of 9800 Wanda Park Drive in 1928. Courtesy of UC Santa Barbara Public Library.

John Moynihan Tetterer and his family rented a house at 9800 Wanda Park Drive by 1935 (U.S. Census Bureau 1940). John M. Tetterer, an ordained Roman Catholic priest, left the priesthood in 1916 to embark on a radically different path. After spending many years studying and traveling in Europe, John and his British wife, Ruth, decided to move to California to settle down and start a family. By 1935 they were renting a home at 9800 Wanda Park Drive with three children, Eva, Joneen, and John M. (Jr.), and a lodger Edgar J. Burton (Tetterer 1951; U.S. Census Bureau 1940). An unfinished autobiography written by John M. Tetterer was found after his death in 1949 and published in 1951. He wrote the manuscript in a tiny adobe in Victorville, California (Tetterer 1951).

Tetterer's son, John M. Tetterer (Jr.) was contacted for this study. He recognized the footprint of the dwelling in the 1928 aerial photograph, but he did not recognize the current photographs of the dwelling taken during the survey. He said if this is the same dwelling, many modifications and additions have occurred, and he does not recognize it (Tetterer 2020).

In 1957 daughter Eve Tetterer married Lionel Siegel, a television script writer (California Marriage Index 1957). The Siegels rented the house at 9800 Wanda Park Drive in 1958 to at least 1973 (Beverly Hills City Directory 1973).

It appears that the subject property was once part of a larger two-parcel 30-acre compound (9750 & 9800 Wanda Park Drive) that was owned by Kirk Kerkorian by 1971 (LADBS 1971a, 1971b; Kudler 2010). Kerkorian was a billionaire casino and Hollywood investor. It appears that Kerkorian continued to rent out the subject dwelling to the Siegels until at least 1973 (Beverly Hills City Directory 1973). Kerkorian

also constructed a six-bedroom, 8,402-square foot mansion on the property circa 1980 (Kudler 2010; NETROnline 2020). He changed the property address to 9712 Oak Pass Road, giving the property the more desirable Beverly Hills zip code (Kudler 2010). The mansion was badly damaged during a fire in 2010 and was demolished by 2014 (Kudler 2010; NETROnline 2020). Kerkorian passed away in 2015.

It appears that by 1979 Sonny Bono owned the subject property and dwelling (LADBS 1979). Kerkorian must have sold the property with the subject dwelling to Bono (Kudler 2010). Sonny Bono was a singer-songwriter, producer, actor, and politician. Bono owned the property until at least 1984 (Kovacs-Byer and Associates Inc. 1984). Bono owned several residences in Los Angeles and Palm Springs (Flemming 2020). It is unclear what the primary function of this property was for Bono in the late 1970s and early 1980s. Bono passed away in 1998.

Building permits list Scott Langsner as the property owner in the 1980s and early 1990s. Langsner, served as the Secretary-Treasurer of MGM Grand, Inc., a casino owned by Kirk Kerkorian (Walsh 2016). It is unclear what the primary function of the subject dwelling was under Langsner's ownership.

3.0 SOURCES CONSULTED

3.1 RECORDS SEARCH

HELIX obtained a one-mile radius records search at the South Central Coastal Information Center (SCCIC) on July 31, 2018. SCCIC is the California Historical Resources Information System (CHRIS) repository for Orange, Los Angeles, and San Bernardino counties. The records search included archaeological and historical resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory.

The records search results identified 15 cultural resources studies that have been completed within a one-mile radius of the Project, none of which cover the Project survey area. The subject properties do not appear to have been surveyed for historic resources in the past, nor have the subject buildings been previously documented or evaluated.

The SCCIC has a record of one previously recorded cultural resource within a mile radius of the Project, the George R. Kress house. No historic resources were recorded within or immediately adjacent to the Project area.

The NRHP-listed George R. Kress house (P-19-187048), a domestic/single-family dwelling, is located at 2337 Benedict Canyon Drive, across the road from the Project area. The buildings were constructed by Harry J. Muck in the Tudor Revival architectural style in 1931. This building holds a period of significance between 1931 and 1940 and was home to George R. Kress, who is considered a person of significance. The property was nominated under NRHP criteria B (property is associated with the lives of persons significant in our past) and C (property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction). Kress made a noteworthy contribution to local history through his skills as an engineer, moving literally hundreds of buildings, and made a significant impact on the built landscape of the Los Angeles region during an era of tremendous growth (Heumann 1998).

For a detailed summary of the records search results for the Project, please refer to *The Retreat at Benedict Canyon: Cultural Resources Survey* report produced by HELIX in March 2020 (Robbins-Wade et al. 2020:12-14).

3.2 SURVEYLA

Los Angeles City Planning's Office of Historic Resources (OHR) works to protect, enhance, and revitalize the City's historic places through its comprehensive, state-of-the-art, and balanced historic preservation program.

SurveyLA, a citywide historic resources survey program serves as the primary planning tool for identifying, recording, and evaluating historic properties and districts in Los Angeles. Survey data provides baseline information on potential historic resources to guide long-range planning decisions, inform project review, and support City policy goals.

Field surveys conducted from 2010 through 2017 covered the entire City of Los Angeles—over 880,000 legal parcels in an area of almost 500 square miles. The project was the largest and first all-digital citywide historic resources survey in the nation. Survey efforts were completed within designated community planning areas. The subject properties are included in the Bel Air-Beverly Crest community planning area. The *Historic Resources Survey Report: Bel Air -Beverly Crest Community Plan Area* was completed in 2013 and was utilized for this study (GPA Consulting, Inc. 2013).

The subject properties are not previously designated HCMs, nor are they located within an existing HPOZ. The subject properties are also not identified as historic resources in the *Historic Resources Survey Report: Bel Air -Beverly Crest Community Plan Area* (GPA Consulting, Inc. 2013).

Within a mile radius of the subject properties, there are many resources included in the *Historic Places LA: Los Angeles Historic Resource Inventory* map database (Los Angeles Department of City Planning-Office of Historic Resources 2020). The map database provides an interactive location-based platform for SurveyLA data.

Within Benedict Canyon, there are 31 historic resources (GPA Consulting, Inc. 2013). Table 1, *SurveyLA Previously Recorded Resources in Benedict Canyon*, provides a summary of the SurveyLA documented resources located in Benedict Canyon, excluding the George R. Kress House, which is summarized above in the Records Search Section 3.1. The boundaries for Benedict Canyon are based on the boundaries provided by the Benedict Canyon Association as shown in Exhibit 11.

Table 1
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
Benedict Canyon Fire Alarm Box	Southwest corner of Benedict Canyon Drive and Hutton Drive	1900	In 1900, the City installed 194 fire alarm boxes throughout Los Angeles so that citizens could sound the alarm if a fire was spotted.	Has not been evaluated for eligibility.
9617 W. Yoakum Drive	9617 W. Yoakum Drive	1958	An excellent example of Mid-Century Modern residential architecture with clean lines and distinctive entryway. Designed by Marvin Beck.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
9618 W. Yoakum Drive	9618 W. Yoakum Drive	1949	An excellent example of Mid-Century Modern residential architecture designed by Craig Ellwood. It exhibits clean lines and quality of design.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
2315 N. San Ysidro Drive	2315 N. San Ysidro Drive	1960	Designed by Richard Dorman, this residence is an excellent example of Mid-Century Modern residential architecture.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
2185 N. Summitridge Drive	2185 N. Summitridge Drive	1960	Designed by Richard Dorman, this residence is an excellent example of Mid-Century Modern architecture with post and beam construction and a distinctive screen in front of the primary facade.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
2291 N. San Ysidro Drive	2291 N. San Ysidro Drive	1959	Designed by Richard Dorman, this is an excellent example of Mid-Century Modern residential architecture with clean lines and geometric volumes. The orientation toward the rear makes it difficult to fully appreciate from the public right-of-way.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
9662 W. High Ridge Drive	9662 W. High Ridge Drive	1962	Designed by Chris Choate, this residence is an excellent example of Mid-Century Modern architecture with post and beam construction and clean lines.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).

Table 1 (cont.)
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
9226 N. San Ysidro Drive	9226 N. San Ysidro Drive	1959	Designed by Richard Dorman, this residence is an excellent example of Mid-Century Modern architecture with post and beam construction and unique applied decoration on the primary facade.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
2136 N. Benedict Canyon Drive	2136 N. Benedict Canyon Drive	1915	An excellent intact example of a Craftsman residence from the first phase of the neighborhood's development.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
9862 W. Easton Drive	9862 W. Easton Drive	1923	An intact example of a Craftsman residence that represents the first phase of the neighborhood's development.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
9865 W. Easton Drive	9865 W. Easton Drive	1925	An intact example of a Tudor Revival cottage that represents the first phase of the neighborhood's development.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
9852 W. Easton Drive	9852 W. Easton Drive	1924	An intact example of a Craftsman residence that represents the first phase of the neighborhood's development.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
1870 N. Benedict Canyon Drive	1870 N. Benedict Canyon Drive	1949	This was one of several places Ludwig Marcuse lived in Greater Los Angeles. Marcuse was a writer and philosopher who fled from Nazi Germany. He taught German literature and philosophy at USC from 1944 to 1961. It could only be confirmed that he lived at this address in 1956. More research is needed on Marcuse's association with this property and the other places he lived.	May be eligible; additional research needed.

Table 1 (cont.)
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
1722 N. Benedict Canyon Drive	1722 N. Benedict Canyon Drive	1936	An excellent example of Tudor Revival residential architecture. Not all of it is visible from the public right-of-way, but from what is visible, it appears to be remarkably intact.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
1681 N. Benedict Canyon Drive	1681 N. Benedict Canyon Drive	1931	An excellent example of Spanish Colonial Revival residential architecture. The residence's tall perimeter wall makes it difficult to see in its entirety from the public right-of-way. The property has distinct terraced landscaping.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
Benedict Canyon Street Lamps	Benedict Canyon between DeCamp and Clear View	1920	These streetlamps are of local importance as a reflection of the early residential development of Benedict Canyon. However, they may not meet significance thresholds for National Register or California Register eligibility.	Appears eligible as an HCM (local listing).
1335 N. Shadybrook Drive	1335 N. Shadybrook Drive	1959	An excellent example of a Mid-Century Modern residence with an A-frame structure and distinctive Polynesian influences. The most notable example of the style and type in the area.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
1274 N. Benedict Canyon Drive	1274 N. Benedict Canyon Drive	1957	Research indicates that this residence was designed by Buff and Hensman. Based upon published photographs, it is an excellent example of Mid-Century Modern architecture. However, it is set deep on the lot and there is a gate across the driveway making it very difficult to see from the public right-of-way. Therefore, it could not be evaluated.	May be eligible; additional research needed.

Table 1 (cont.)
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
9897 Beverly Grove Drive	9897 Beverly Grove Drive	1924	This appears to be an excellent example of Spanish Colonial Revival residential architecture. 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.	May be eligible; additional research needed.
Bella Vista	9876 W. Beverly Grove Drive	1932	This residence appears to be an excellent example of Spanish Colonial Revival architecture. 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.	May be eligible; additional research needed.
9892 W. Beverly Grove Drive	9892 W. Beverly Grove Drive	1962	Research indicates that this residence was designed by Buff and Hensman. It appears to be an excellent example of Mid-Century Modern residential architecture. However, it is set high on a hillside lot and the only truly visible portion is the garage. Therefore, the evaluation could not be completed.	May be eligible; additional research needed.
Schwimmer Residence	1435 N. Bella Drive	1981	This appears to be an excellent example of a residence designed by John Lautner; however, its elevated, hillside location and extensive vegetation make it difficult to see from the public right-of-way, except from a great distance. Therefore, the evaluation could not be completed.	May be eligible; additional research needed.

Table 1 (cont.)
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
10164 W. Cielo Drive	10164 W. Cielo Drive	1961	An excellent example of hill house engineering. The residence exhibits a dramatic cantilever and exposed structural elements. However, much of the residence is not visible from the public-right-of-way due to the hillside setting.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
Sheats-Goldstein Residence	10104 W. Angelo View Drive	1962	Research indicates that this residence was designed by John Lautner. Based upon published photographs, it is an excellent example of Mid-Century Modern architecture. However, it could not be evaluated because of lack of visibility from the public right-of-way.	May be eligible; additional research needed.
1330 N. Angelo Drive	1330 N. Angelo Drive	1926	Appears to be an excellent example of Spanish Colonial Revival residential architecture with an unusual semi-circular footprint. 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.	May be eligible; additional research needed.
1315 N. Angelo Drive	1315 N. Angelo Drive	1926	This appears to be an excellent example of a Tudor Revival style residence. It is not entirely visible from the public right-of-way due to its hillside setting and vegetation. Therefore, the evaluation could not be completed.	May be eligible; additional research needed.
Evans Residence	1259 N. Angelo Drive	1952	Research indicates that this residence was designed by William Beckett. However, it could not be evaluated for lack of visibility from the public right-of-way. The Other Context was used, as the style of the main residence is unknown.	May be eligible; additional research needed.

Table 1 (cont.)
SURVEYLA PREVIOUSLY RECORDED RESOURCES IN BENEDICT CANYON

Resource Title	Resource Address	Period of Significance	Description	Eligibility
Feldman Residence	1181 N. Angelo Drive	1954	Research indicates that this residence was designed by Gregory Ain, presumably in the International style. However, it could not be evaluated for lack of visibility from the public right-of-way.	May be eligible; additional research needed.
Korsen Residence	1074 N. Angelo Drive	1958	An excellent intact example of Mid-Century Modern residential architecture designed by Craig Ellwood with post and beam construction and clean lines.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).
1044 N. Angelo Drive	1044 N. Angelo Drive	1960	Designed by Maynard Houston, this is an excellent example of Mid-Century Modern residential architecture with distinctive concrete aggregate panels. The orientation toward the rear makes it difficult to fully appreciate from the public right-of-way.	Appears eligible for the NRHP, CRHR, and as an HCM (local listing).

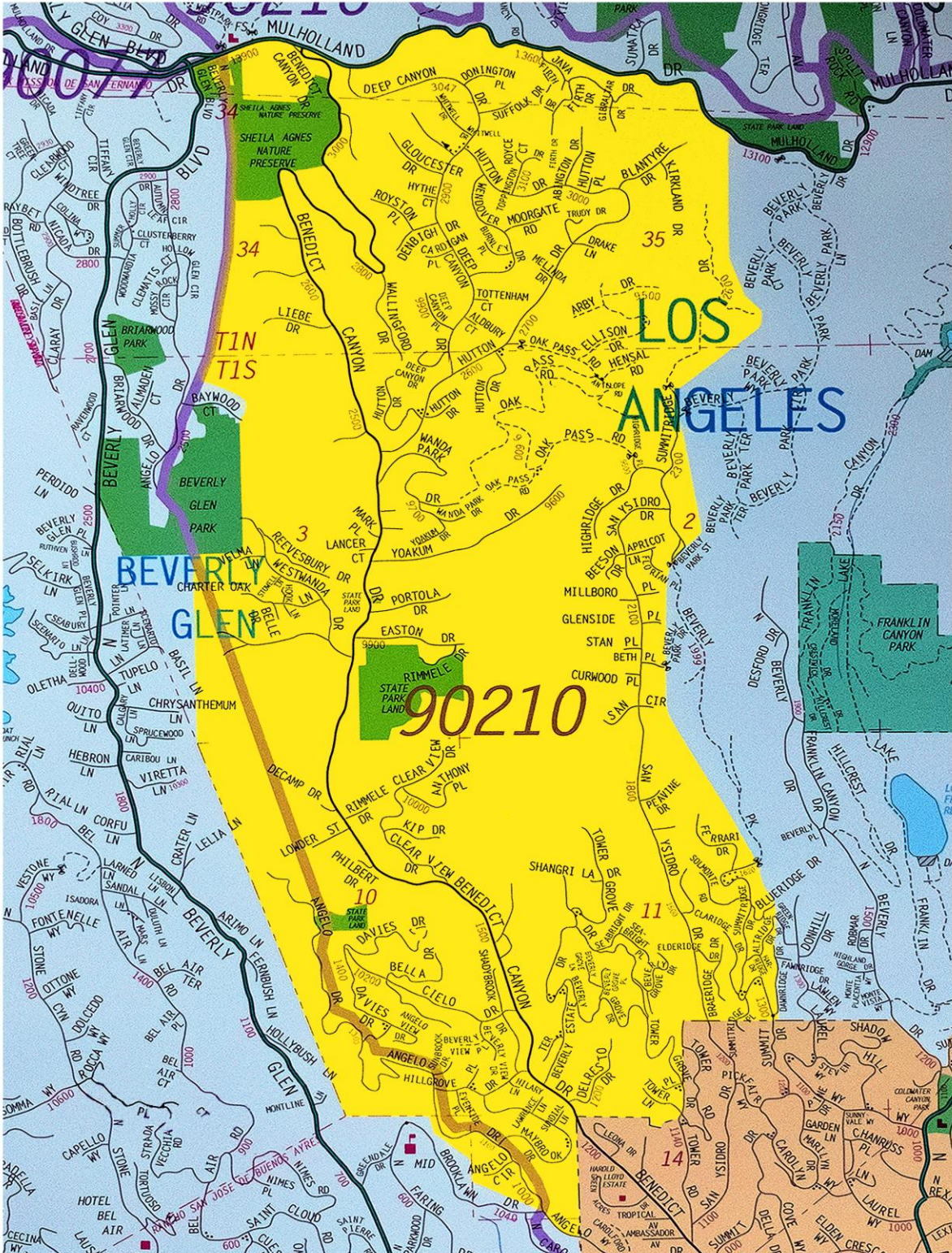


Exhibit 11. Benedict Canyon boundaries as defined by the Benedict Canyon Association (in yellow). Courtesy of the Benedict Canyon Association (BCA 2008).

3.3 ARCHIVAL RESEARCH

Intensive archival research was conducted on the subject properties and dwellings. The following repositories and people were contacted for historic sources relevant to this study:

- The Beverly Hills Historical Society (photographs, written histories);
- Los Angeles Department of Building and Safety (building permit records);
- Los Angeles County Recorder's Office (ownership history) this research has not occurred yet because the Recorder's office is currently closed due to COVID-19;
- Los Angeles County Public Works (township plat maps);
- Benedict Canyon Association (photographs, newspaper articles, newsletters);
- University of California Los Angeles and Santa Barbara (maps, photographs, aerial photographs);
- Ancestry.com (U.S. Census Records, California Voter Registrations, California Marriage Index, city directories);
- General Land Office (land patents);
- John M. Tetteimer Jr. (family history);
- U.S. Geological Survey (topographic maps); and
- Newspapers.com (newspaper articles).

4.0 SURVEY METHODS & RESULTS

4.1 SURVEY METHODOLOGY

The primary purpose of this historic building assessment is to inspect and document the buildings on the subject properties, assess their age, use, and condition, research their construction history, and evaluate their collective and individual significance for listing in the NRHP, CRHR and/or as an HCM.

In order to complete this task, HELIX's architectural historian Annie McCausland first performed a desktop review of aerial and satellite imagery and historic maps, followed by an intensive-level field inspection of the subject buildings and their setting on March 20, 2020. Photographs of the buildings were taken using a digital camera. Building materials, integrity notes, and character defining features were noted during the survey.

The buildings were recorded on Department of Parks and Recreation (DPR) 523 forms A and B. All completed DPR site forms were submitted to the SCCIC and are included in Appendix A.

4.2 RESOURCE DESCRIPTIONS

4.2.1 2534 Hutton Drive

The 2,229-square foot single-story contemporary (mid-century modern) style dwelling features an L-shaped footprint that rests on a concrete foundation on a 10.293-square foot lot (Exhibit 12). The dwelling was constructed in 1956 and is wood framed and partially clad with stucco and vertical plywood. Its low-pitched front gabled roof with widely overhanging eaves is typical of the contemporary style (McAlester 2017:628-646). The front entry is obscured by a gated fence and is not visible from the street (Exhibits 12, 13). There are three fixed windows on the west façade (Exhibit 14). The covered front entry courtyard on the west façade features a recessed door with extended roof eaves supported by a beam (Exhibit 15).

The north façade features an enclosed side-yard that wraps around to the front entry courtyard on the west façade (Exhibit 16). This portion of the house features another set of French doors as well as three fixed glazed windows (Exhibits 16 and 17).

The rear of the dwelling on the east façade has the most stylistic elements, including exposed continuous roof beams within the widely overhanging eaves, clerestory windows, a Spanish style hanging lantern, and a broad low brick chimney (Exhibits 18 and 19). All these features are typical of the contemporary style (McAlester 2017:628-646). A series of French doors on the east façade open to a large private outdoor courtyard with a stone veneer floor (Exhibit 18). The rear south façade also features a French door that opens into the courtyard (Exhibit 20). An attached two-car garage is located on the north façade adjacent to an asphalt driveway (Exhibit 21).



Exhibit 12. West façade with main entry stairway from Hutton Drive, looking east. Notice the lush landscaping.



Exhibit 13. West façade with entry gate at the top of the entry staircase from Hutton Drive, looking east.



Exhibit 14. West façade with entry gate and three fixed windows, looking north.



Exhibit 15. Front entry courtyard with recessed door on west façade, looking north. According to building permit records, the front entry was expanded and the windows were added in 1998.



Exhibit 16. Enclosed side-yard walkway along the north façade with a 122-square foot addition from 1998.



Exhibit 17. Pop-out addition added to the north façade in 1998, looking east.



Exhibit 18. French doors, exposed roof beams in wide eave overhangs with a hanging Spanish style lantern on the east façade within the enclosed private courtyard. Notice the low, broad brick chimney.



Exhibit 19. Detail of exposed roof beams in the wide eave overhangs, clerestory windows, and hanging Spanish style lantern.



Exhibit 20. Another access to the private courtyard with French doors on the south façade, looking northeast.



Exhibit 21. Attached two-car garage on the north façade, looking southwest from the driveway. The fence enclosing the side yard as seen here on the north façade was added in 1998.

4.2.2 9800 Wanda Park Drive

Constructed in 1926 this single-family house at 9800 Wanda Park Drive is located on the eastern ridge of Benedict Canyon in the City of Los Angeles. This approximately 2,038-square foot two-story house rests on a concrete foundation on a 13.13-acre lot (Exhibit 22). It appears to be framed with concrete slab and wood. The house is clad with stucco and rests on a concrete foundation. Its side gabled roof is hot-mopped with a red-tile facade along the edges.

The property entry features thick stucco walls with red clay tile tops (Exhibit 23). The south façade, the first façade visible upon entering the property, includes a variation of three different types of vinyl windows encased with stucco pop-outs (Exhibit 24). The east façade includes four sets of vinyl glazed French doors on the ground level and two vinyl sliding windows and a casement window on the upper floor (Exhibit 25). A wood balcony is attached to the second story on the north end of the east façade. The balcony extends to a two-car garage (Exhibit 26).

The north façade features a second story entrance accessible via a set of curving concrete stairs clad with stucco and features an attached post and beam latticed patio cover (Exhibits 27 and 28). The west façade has two ground level entry doors as well as a second-story entry with an exterior concrete staircase and railing clad in stucco (Exhibit 29). The west façade includes a mix-match of vinyl sliding and double-hung windows. The windows on the southern end of the west façade are framed with stucco-pop outs (Exhibit 30). North of the house are brick laid walkways and a large grassy area (Exhibit 31).

Based on the appearance of the dwelling and building permit records from LADBS, many additions and changes have been made since it was first constructed in 1926. John Tettermer, a tenant at 9800 Wanda Park Drive in the 1930s and 1940s does not recognize the subject house (Tettermer 2020; U.S. Census Bureau 1940). Originally the house was most likely designed in the Spanish Colonial Revival style, which was the most popular style in Los Angeles in the late 1920s. The house currently retains some Spanish Colonial stylistic elements, but the house has been modified so much it no longer conveys this historic style.

There are no early building permit records on file with the Los Angeles Department of Building and Safety (LADBS), but it appears that by 1962, an addition was added on the west façade, based on aerial photographs (Fairchild Aerial Surveys 1962). The earliest permits on file are from 1971.

In 1971 the porch was converted to a den, the bathroom was enlarged with a new shower, and the kitchen was remodeled (LADBS 1971a). A tennis court, pool, and pool house were also constructed on the property that year (LADBS 1971b).

The southern portion of the house (approximately 378 square feet) appears to be an addition based on the window fenestration with pop-out framing, the variation in the roofline levels between the southern end and north end, and the non-beveled rafter tails on the southern end as shown in Exhibit 22. A building permit record was not found for this addition, but it appears to have been added sometime between 1978 and 1980 based on aerial photographs (NETROnline 2020).

In 1979 a 16-foot by 15-foot-6-inch wood deck was added to the second story (LADBS 1979). The second story balcony was extended in 1991, and the two-car garage was also constructed (LADBS 1991; NETROnline 2020). In the 1990s grading, slope restoration, and retaining wall projects occurred on the property (LADBS 1990). In 2013 the existing guest house cabana, and tennis courts that were constructed in 1971, were demolished (LADBS 2013).



Exhibit 22. Southern and eastern facades looking northwest from the driveway. Notice the mix match of windows.



Exhibit 23. Property entry features thick stucco walls with red clay tile tops, looking northeast.



Exhibit 24. South façade with detached garage in the background, looking northwest from the driveway.



Exhibit 25. East façade with four sets of vinyl glazed French doors on the ground level and two sliding windows and a casement window on the upper floor. Notice the different roofline levels and the roof-tail rafters between the original northern half versus the southern addition added circa 1978.



Exhibit 26. Second story balcony with three-car garage.



Exhibit 27. North façade with broad chimney and second story entry.



Exhibit 28. North façade entry with curving concrete stairs and curved stucco railing. The entry features an attached lattice patio cover.



Exhibit 29. Addition on the west façade added sometime before 1962.



Exhibit 30. West façade with variations of windows and three entries. This photograph shows the two major additions to the house. The original southwest corner of the house is at the top of the staircase with an addition to the west and another on the south.



Exhibit 31. Grass lawn and brick walkways north of the house, looking south.

5.0 EVALUATIONS

This section includes historical significance evaluations under the NRHP, CRHR, and HCM significance criteria. Resources that are found to be significant under one or more of the significance criteria, must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable.

5.1 2534 HUTTON DRIVE

5.1.1 NRHP/CRHR Evaluation

Criterion A/1: 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 subject dwelling is not associated with any historically significant events, trends, or themes at the local, state, or federal level. Residential development occurred in Benedict Canyon and the City of Los Angeles during the 1950s and is not considered a significant trend or event. Furthermore, archival research did not reveal any significant events at this address; therefore, the dwelling at 2534 Hutton Drive is not historically significant under Criterion A/1.

Criterion B/2: Associated with the lives of persons important to local, California, or national history.

The subject dwelling does not appear to be associated with any person(s) of historical significance at the local, state, or federal level and is therefore not historically significant under Criterion B/2.

Criterion C/3: 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 subject dwelling features modest stylistic elements of the contemporary (mid-century modern) style but is not considered an exemplary embodiment of this popular architectural style in the City or Benedict Canyon. The dwelling was constructed by Frizdale Construction Co. which is a company not considered to be master builders, contractors, or architects. In conclusion, the subject dwelling does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values and is not historically significant under Criterion C/3.

Criterion D/4: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about contemporary dwellings is prevalent, and further study of the house would not add any new information to the historic record. Therefore, the subject dwelling is not historically significant under Criterion D/4.

5.1.2 City of Los Angeles HCM Evaluation

Criterion 1: Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history.

The subject dwelling does not reflect or exemplify any broad cultural, economic, or socially significant events, trends, or themes at the national, state, or local level. Residential development occurred in Benedict Canyon and the City of Los Angeles during the 1950s and is not considered a significant trend or event. Furthermore, archival research did not reveal any significant events at this address. Therefore, the dwelling at 2534 Hutton Drive is not historically significant under Criterion 1.

Criterion 2: Historic structures or sites identified with personages in the main currents of national, state or local history.

The subject dwelling does not appear to be associated with any person(s) of historical significance at the local, state, or federal level and is therefore not historically significant under Criterion 2.

Criterion 3: Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The subject dwelling features modest stylistic elements of the contemporary (mid-century modern) style but is not considered an exemplary embodiment of this popular architectural style in the City of Los Angeles or Benedict Canyon. The dwelling was constructed by Frizdale Construction Co. which is a company not considered to be master builders, contractors, or architects. In conclusion, the subject dwelling does not embody the distinctive characteristic of an architectural type specimen and does not represent a method of construction nor the work of a master builder, designer, or architect. Therefore, the subject dwelling is not historically significant under Criterion 3.

5.2 9800 WANDA PARK DRIVE

5.2.1 NRHP/CRHR Evaluation

Criterion A/1: 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 subject dwelling is not associated with any historically significant events, trends, or themes at the local, state, or federal level. Residential development occurred in Benedict Canyon and the City of Los Angeles in the 1920s and is not considered a significant trend or event. Furthermore, archival research did not reveal any significant events at this address; therefore, the dwelling at 9800 Wanda Park Drive is not historically significant under Criterion A/1.

Criterion B/2: Associated with the lives of persons important to local, California, or national history.

The subject dwelling is associated with a few well-known persons including John M. Tettemer, Sonny Bono, and Kirk Kerkorian but the association is only through ownership and/or residency. The subject dwelling does not appear to be associated with any historically significant contributions of these persons or events involving these persons. The contributions of Mr. Tettemer as a philosopher and religious figure are not directly associated with this dwelling. He did not write his memoir, *I Was a Monk: The Autobiography of John Tettemer*, at this location. The entertainment and political career and contributions of Sonny Bono are not associated with this dwelling. Mr. Bono owned many residences during his lifetime, and this dwelling does not appear to be of any importance. Kirk Kerkorian appears to have owned the subject dwelling but resided in the adjacent mansion that burnt down. The subject dwelling is not associated with his career in the casino and film industry. Therefore, the subject dwelling is not historically significant under Criterion B/2.

Criterion C/3: 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 subject dwelling does not represent a historic architectural style nor was it designed by a prominent architect. The subject dwelling does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values and is not historically significant under Criterion C/3.

Criterion D/4: It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about contemporary dwellings is prevalent, and further study of the house would not add any new information to the historic record. The subject dwelling is not historically significant under Criterion D/4.

5.2.2 City of Los Angeles HCM Evaluation

Criterion 1: Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history.

The subject dwelling does not reflect or exemplify any broad cultural, economic, or socially significant events, trends, or themes at the national, state, or local level. Residential development occurred in Benedict Canyon and the City of Los Angeles in the 1920s and is not considered a significant event or trend. Furthermore, archival research did not reveal any significant events at this address. Therefore, the dwelling at 9800 Wanda Park Drive is not historically significant under Criterion 1.

Criterion 2: Historic structures or sites identified with personages in the main currents of national, state or local history.

The subject dwelling is associated with a few well-known persons including John M. Tettemer, Sonny Bono, and Kirk Kerkorian but the association is only through ownership and/or residency. The contributions of Mr. Tettemer as a philosopher and religious figure are not directly associated with this dwelling. He did not write his memoir, *I Was a Monk: The Autobiography of John Tettemer*, at this location. The entertainment and political career and contributions of Sonny Bono are not associated with this dwelling. Mr. Bono owned many residences during his lifetime, and this dwelling does not appear to be of any importance. Kirk Kerkorian appears to have owned the subject dwelling but resided in the adjacent mansion that burnt down. The subject dwelling is not associated with his career in the casino and film industry. The subject dwelling is not historically significant under Criterion 2.

Criterion 3: Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The subject dwelling does not embody the distinctive characteristic of an architectural type specimen. The dwelling does not represent a method of construction nor the work of a master builder, designer, or architect. Therefore, the subject dwelling is not historically significant under Criterion 3.

6.0 CONCLUSIONS & RECOMMENDATIONS

The subject dwellings at 9800 Wanda Park Drive and 2534 Hutton Drive are not eligible for listing in the NRHP, CRHR, nor are they eligible for listing as HCMs. The subject dwellings are also not located within an HPOZ nor do they appear to be located within a potential HPOZ. In conclusion the subject dwellings are not considered historical resources for the purposes of CEQA. According to the SurveyLA data and the records search results from the SCCIC, there are no historical resources located within or adjacent to the Project area. The proposed Project will not impact any historical resources.

7.0 REFERENCES

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Beverly Hills City Directory

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- 1928 Flight C-300. University of California Santa Barbara Library. Electronic document available at <https://www.library.ucsb.edu/src/airphotos>, accessed June 1, 2020.
- 1962 Flight C-244000. University of California Santa Barbara Library Electronic document available at <https://www.library.ucsb.edu/src/airphotos>, accessed June 1, 2020.

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- 1888 Township Plat Map Township 1 South Range 15 West. Electronic document available at <https://pw.lacounty.gov/smpm/landrecords/TownshipPlats.aspx>, accessed June 9, 2020.

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- 1956b Application to Construct New Building and Certificate of Occupancy 2534 Hutton Drive
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- 1990 Grading Document for 9800 Wanda Park Drive Permit # 88/00744
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Application # 98014-30001-00494.

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Appendix A

DPR Site Forms

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 11 Resource Name or #: 2534 Hutton Dr.

P1. Other Identifier:

- *P2. Location: a. County: Los Angeles Not for Publication Unrestricted
 b. USGS 7.5' Quad: Beverly Hills, CA Date 1995 T 1 South /R 15 West / BM San Bernardino Section: 3
 c. Address: 2534 Hutton Dr., Los Angeles CA 94551
 d. UTM: NAD 83, Zone 11S; 367842 mE / 3775757 mN
 e. Other Locational Data: APN 4382-014-004

*P3a. Description: The single-family house at 2534 Hutton Dr. is located in Benedict Canyon in the City of Los Angeles. The 2,229 square foot single-story contemporary (mid-century modern) style house features an L-shaped footprint that rests on a concrete foundation within a 10,293 square foot lot. The house is wood framed and is clad with stucco and vertical plywood with a low-pitched front gabled roof with widely overhanging eaves. The front entry is obscured by a gated fence and is not visible from the street. The rear of the house on the east façade has the most stylistic elements including exposed continuous roof beams within the widely overhanging eaves, clerestory windows, a Spanish style hanging lantern, and a broad low brick chimney. A series of French doors open to a large private outdoor courtyard with a stone veneer floor. An attached two-car garage is located on the north façade adjacent to an asphalt driveway. The property includes lush landscaping with a variety of plants and trees adding to the aesthetic of the house.

*P3b. Resource Attributes: HP2: Single-family property

- *P4. Resources Present: Building Structure Object Site District Element of District Other:

***P5a. Photograph**



P5b. Description of Photo: West façade with main entry stairway from Hutton Dr., looking east. Notice the lush landscaping.

*P6. Date Constructed/Age and Sources: 1956 (Los Angeles Department of Building and Safety [LADBS] 1956) Prehistoric Historic Both

*P7. Owner and Address: 9712 Oak Pass Road LLC.

*P8. Recorded By: Annie McCausland Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942

*P9. Date Recorded: March 20, 2020

*P10. Survey Type: Intensive Reconnaissance Other

Describe:

*P11. Report Citation: McCausland, Annie. 2020. *Historic Building Assessment for the Retreat at Benedict Canyon.*

- *Attachments: NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



West façade with entry gate at the top of the entry staircase from Hutton Drive, looking east.



West façade with entry gate and three fixed windows, looking north.

Page 3 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



Front entry courtyard with recessed door on west façade, looking north.



French doors, exposed roof rafters in wide eave overhangs with a hanging Spanish style lantern on the east façade within the enclosed private courtyard. Notice the low broad brick chimney.

Page 4 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



Detail of exposed roof rafters in the wide eave overhangs, clerestory windows, and hanging Spanish style lantern.



Detail of exposed roof rafters in the wide eave overhangs, clerestory windows, and hanging Spanish style lantern.

Page 5 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



Detail of exposed roof rafters in the wide eave overhangs, clerestory windows, and hanging Spanish style lantern.



Attached two-car garage on the north façade, looking southwest from the driveway.

Page 6 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



Enclosed side-yard walkway along the north façade with a 122 square foot addition from 1998.



French door detail on north façade, looking southwest.

Page 7 of 11 Resource Name or #: 2534 Hutton Dr.

Continuation

Update



Pop-out addition added to the north façade, looking east.

IF YOU SUFFERED FIRE DAMAGE . . .

It may be to your advantage to secure a separate and independent estimate of the construction costs to repair or rebuild your home. We are not associated with any insurance company.

We are experienced general contractors who have been specializing in custom residential construction in the Hillside area.

FIZDALE CONSTRUCTION CO.
14230 Mulholland Dr., L.A. 24

GR 4-5092 **BR 2-3603**

Fizdale Construction Co. advertisement published in the *Los Angeles Times*, 1961. Courtesy of Newspapers.com

Page 8 of 11

Resource Name or #: 2534 Hutton Dr.

B1. Historic Name: 2534 Hutton Dr.

B2. Common Name:

B3. Original Use: Single-family residence **B4. Present Use:** Same

***B5. Architectural Style:** Modest contemporary (Mid-century modern)

***B6. Construction History:** The house was constructed in 1956 by Fizdale Construction (LADBS 1956b). In 1998 owner Mirah S. Mosely added a single-story 122 square foot addition on the east façade, including enlarging the attached garage on the east facade. The front entry on the north façade was also expanded an additional 62 square feet in 1998 (LADBS 1998).

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** None

B9. a. Architect: unknown **b. Builder:** Fizdale Construction

***B10. Significance:** Theme: N/A Area: Benedict Canyon/ Period of Significance: N/A Property Type: Single-family residential / Applicable Criteria: N/A

Historic Context:

Hutton Dr., known in the early twentieth century as Deep Canyon Dr., was the northern tip of Benedict Canyon. Not many residences were extant on Deep Canyon Dr. in the late nineteenth and early twentieth centuries (USGS 1896, 1902, 1926).

By 1947, Hutton Dr. had been paved, and other road appendages had been constructed to allow for new residential lots and new housing projects (NETROnline 2020). The property at 2534 was a vacant undeveloped lot prior to 1956. In 1956 a grading permit was issued for 2534, 2522, 2524, 2528, 2530, and 2528 Hutton Dr. James Greer owned the property at 2534 Hutton Dr. (Los Angeles Department of Building and Safety [LADBS] 1956a).

The modest contemporary (mid-century modern) dwelling with attached two-car garage located at 2534 Hutton Dr. was constructed in 1956 by Fizdale Construction Company (LADBS 1956b). Fizdale Construction Co. was a local construction company located on Mulholland Dr.

The 2,100 square foot single story dwelling was constructed in a modest mid-century modern style, a popular style in Los Angeles and Southern California in the late 1950s and 1960s. A retaining wall was constructed on the property in 1957, designed by engineer Iwata & Jenkins and constructed by Fizdale Construction Co. (LADBS 1957). By 1958 many homes are extant on Hutton Dr. James B. Greer and his wife Sally Greer owned and resided in the subject dwelling in 1958 (California State Library 1958).

In 1998 owner Mirah S. Mosely made changes to the dwelling. A single-story 122 square foot addition was added on the east façade along with a new wood fence enclosing a new side yard. The garage was also enlarged (LADBS 1998a). The front entry on the north façade was expanded an additional 62 square feet, and a 9-foot by 3.5-foot addition to the master bathroom on the east façade also occurred that year (LADBS 1998b, 1998c).

CRHR Significance Evaluation:

Criterion A/1. The subject dwelling is not associated with any historically significant events, trends, or themes at the local, state, or federal level. The dwelling at 2534 Hutton Dr. is recommended not historically significant under Criterion A/1.

Criterion B/2. The subject dwelling does not appear to be associated with any person(s) of historical significance at the local, state, or federal level and is therefore not recommended historically significant under Criterion B/2.

Criterion C/3. The subject dwelling features modest stylistic elements of the contemporary (mid-century modern) style but is not considered an exemplary embodiment of this popular architectural style in the City of Los Angeles or Benedict Canyon. The dwelling was constructed by Fizdale Construction Co. which is a company not considered to be master builders, contractors, or architects. In conclusion, the subject dwelling does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values and is recommended not historically significant under Criterion C/3.

Criterion D/4. This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about contemporary dwellings is prevalent, and further study of the house would not add any new information to the historic record. The subject dwelling is recommended not historically significant under Criterion D/4.

City of Los Angeles Historical-Cultural Monument Evaluation

Criterion 1. The subject dwelling does not reflect or exemplify any broad cultural, economic, or socially significant events, trends, or themes at the national, state, or local level. The dwelling at 2534 Hutton Dr. is recommended not historically significant under Criterion 1.

Criterion 2. The subject dwelling does not appear to be associated with any person(s) of historical significance at the local, state, or federal level and is therefore not recommended historically significant under Criterion 2.

Criterion 3. The subject dwelling does not embody the distinctive characteristic of an architectural type specimen. The dwelling does not represent a method of construction nor the work of a master builder, designer, or architect. Therefore, the subject dwelling is recommended not historically significant under Criterion 3.

B11. Additional Resource Attributes):

***B12. References:**

California State Library

- 1958 *California Voter Registrations, 1900-1968*. Electronic document available at, Ancestry.com with subscription, accessed June 9, 2020.

Los Angeles Department of Building and Safety (LADBS)

- 1956a Application for Grading Permit for 2522, 2524, 2528, 2530, 2534, and 2538 Hutton Dr.
1956b Application to Construct New Building and Certificate of Occupancy 2534 Hutton Dr.
1957 Application to Construct New Building and Certificate of Occupancy 2534 Hutton Dr.
1998a Application for Building Permit and Certificate of Occupancy for 2534 Hutton Dr. Application # 98014-30001-00494.
1998b Application for Building Permit and Certificate of Occupancy for 2534 Hutton Dr. Application # 98016-30000-23250.
1998c Application for Building Permit and Certificate of Occupancy for 2534 Hutton Dr. Application # 98014-30000-00494.

McAlester, Virginia Savage

- 2017 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

- 2020 *Historic Aerials*. Nationwide Environmental Title Research, LLC. Electronic document available at: <http://www.historicaerials.com>, accessed April 15, 2020.

United States Geological Survey (USGS)

- 1896 Santa Monica 1:62500 Topographic Quadrangle
1902 Santa Monica 1:62500 Topographic Quadrangle
1926 Van Nuys 1:24000 Topographic Quadrangle

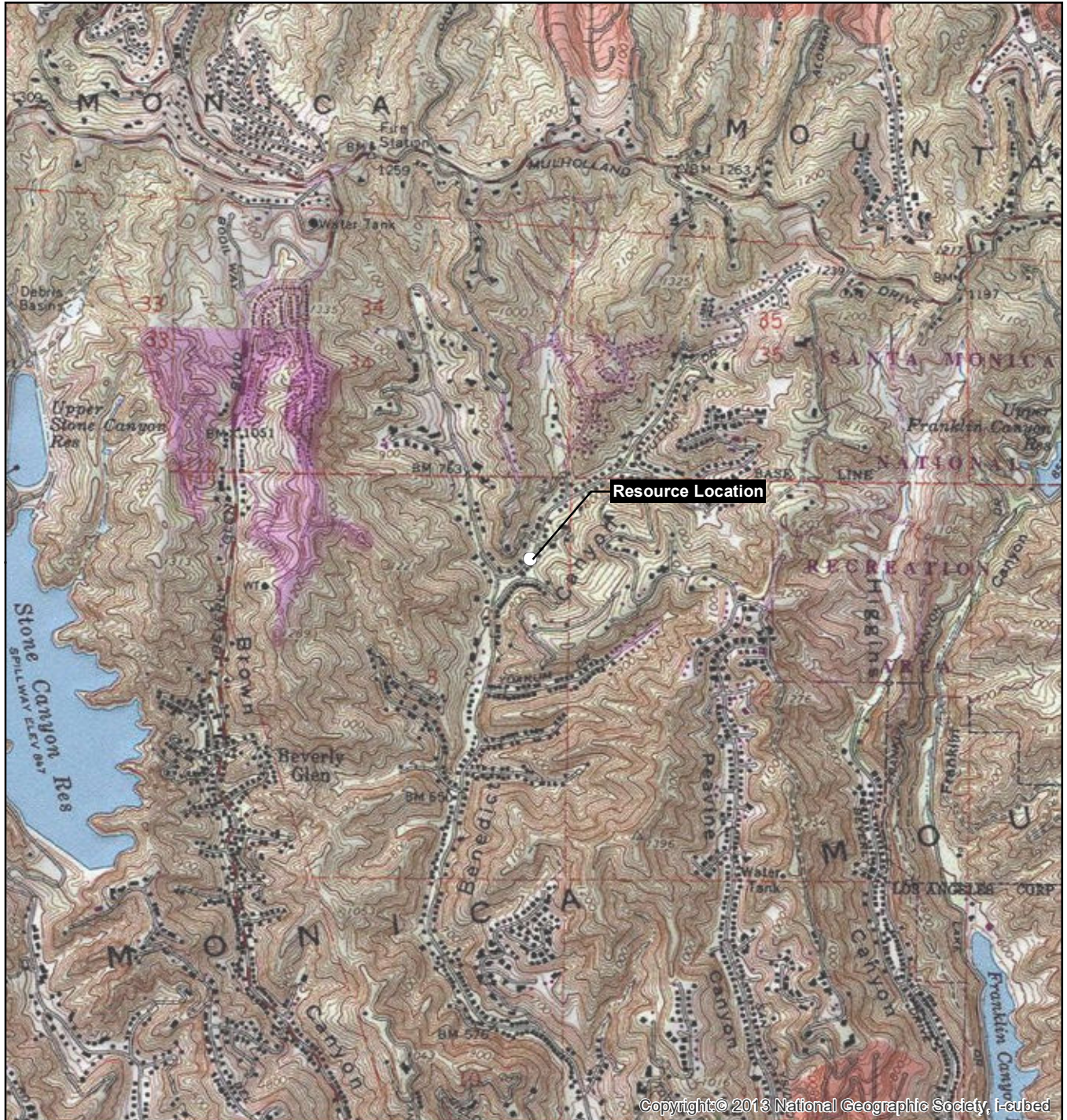
B13. Remarks:

***B14. Evaluator:** Annie McCausland, M.A.

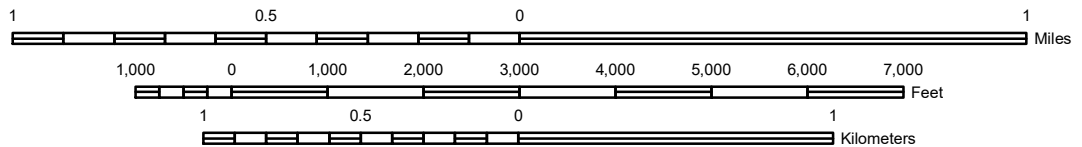
Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942

Date of Evaluation: March 2020

LOCATION MAP



SCALE 1:24,000



TRUE NORTH



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 12 Resource Name or #: 9800 Wanda Park Dr.

P1. Other Identifier: 9712 Oak Pass Road LLC

- *P2. Location:** a. County: Los Angeles Not for Publication Unrestricted
 b. USGS 7.5' Quad: Beverly Hills, CA Date 1995 T 1 South /R 15 West / BM San Bernardino Section: 3
 c. Address: 9800 Wanda Park Drive Los Angeles, CA 90201
 d. UTM: NAD 83, Zone 11S; 367843 mE / 3775758 mN
 e. Other Locational Data: APN 4383-002-008

***P3a. Description:** Constructed in 1926 this single-family house at 9800 Wanda Park Dr. is located on the eastern ridge of Benedict Canyon in the City of Los Angeles. This approximately 2,038 square foot two-story house rests on a concrete foundation on a 13.13-acre lot. It appears to be framed with concrete slab and wood. The house is clad with stucco and rests on a concrete foundation. Its side gabled roof is hot-mopped with a red-tile facade along the edges.

The property entry features thick stucco walls with red clay tile tops. The south façade, the first façade visible upon entering the property, includes a variation of three different types of vinyl windows encased with stucco pop-outs. The east façade includes four sets of vinyl glazed French doors on the ground level and two vinyl sliding windows and a casement window on the upper floor. A wood balcony is attached to the second story on the north end of the east façade. The balcony extends to a two-car garage.

***P3b. Resource Attributes:** HP2: Single-family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other:

***P5a. Photograph**



P5b. Description of Photo: Southern and eastern facades looking northwest from the driveway. Notice the mix-match of windows.

***P6. Date Constructed/Age and Sources:** 1926 (Los Angeles County Office of the Assessor n.d.)

Prehistoric Historic Both

***P7. Owner and Address:** 9712 Oak Pass Road LLC.

***P8. Recorded By:** Annie McCausland
 Helix Environmental Planning, Inc.
 7578 El Cajon Blvd, La Mesa, CA
 91942

***P9. Date Recorded:** March 20, 2020

***P10. Survey Type:** Intensive
 Reconnaissance Other

Describe:

***P11. Report Citation:** McCausland, Annie. 2020. *Historic Building Assessment for the Retreat at Benedict Canyon.*

- *Attachments:** NONE Location Map Site/Sketch Map Continuation Sheet
 Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record
 Photograph Record Milling Station Record Rock Art Record Artifact Record
 Other (list):

Page 2 of 12 Resource Name or #: 9800 Wanda Park Dr.

Continuation

Update

Description Continued:

The north façade features a second story entrance accessible via a set of curving concrete stairs clad with stucco and features an attached post and beam latticed patio cover. The west façade has two ground level entry doors as well as a second-story entry with an exterior concrete staircase and railing clad in stucco. The west façade includes a mix-match of vinyl sliding and double-hung windows. The windows on the southern end of the west façade are framed with stucco-pop outs. North of the house are brick laid walkways and a large grassy area.



Property entry features thick stucco walls with red clay tile tops, looking northeast.



South façade with detached garage in the background, looking northwest from the driveway.

Page 3 of 12 Resource Name or #: 9800 Wanda Park Dr.

Continuation

Update



East façade with four sets of vinyl glazed French doors on the ground level and two sliding windows and a casement window on the upper floor. Notice the different roofline levels and the roof-tail rafters between the original northern half versus the southern addition added circa 1978.



Second story balcony with three-car garage added in 1991.

Page 4 of 12 Resource Name or #: 9800 Wanda Park Dr.

Continuation

Update



North façade with broad chimney and second story entry.



North façade entry with curving concrete stairs and curved stucco railing. The entry features an attached lattice patio cover.

Page 5 of 12 Resource Name or #: 9800 Wanda Park Dr.

Continuation

Update



Addition on the west façade added sometime before 1962.



West façade with variations of windows and three entries. This photograph shows the two major additions to the house. The original southwest corner of the house is at the top of the staircase with an addition to the west and another on the south.

Page 6 of 12 Resource Name or #: 9800 Wanda Park Dr.

Continuation

Update



Grass lawn and brick walkways north of the house, looking south.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #/Trinomial

*NRHP Status Code 6Z

Page 7 of 12

Resource Name or #: 9800 Wanda Park Drive

- B1. Historic Name:** 9800 Wanda Park Dr.
B2. Common Name: 9800 Wanda Park Dr.
B3. Original Use: Single-family residence **B4. Present Use:** Same
***B5. Architectural Style:** N/A

***B6. Construction History:** Based on the appearance of the dwelling and building permit records from Los Angeles Department of Building and Safety, many additions and changes have been made since it was first constructed in 1926. John Tetterer, a tenant at 9800 Wanda Park Dr. in the 1930s and 1940s does not recognize the subject house (Tetterer 2020; U.S. Census Bureau 1940). Originally the house was most likely designed in the Spanish Colonial Revival style, which was the most popular style in Los Angeles in the late 1920s. The house currently retains some Spanish Colonial stylistic elements, but the house has been modified so much it no longer conveys this historic style. There are no early building permit records on file with the Los Angeles Department of Building and Safety (LADBS), but it appears that by 1962, an addition was added on the west façade, based on aerial photographs (Fairchild Aerial Surveys 1962). The earliest permits on file are from 1971. In 1971 the porch was converted to a den, the bathroom was enlarged with a new shower, and the kitchen was remodeled (LADBS 1971a). A tennis court, pool, and pool house were also constructed on the property that year (LADBS 1971b). The southern portion of the house (approximately 378 square feet) appears to be an addition, based on the window fenestration with pop-out framing, the variation in the roofline levels between the southern end and north end, and the non-beveled rafter tails on the southern end as shown in Plate 22. A building permit record was not found for this addition, but it appears to have been added sometime between 1978 and 1980 based on aerial photographs (NETROnline 2020). In 1979 a 16-foot by 15-foot-6-inch wood deck was added to the second story (LADBS 1979). The second story balcony was extended in 1991, and the two-car garage was also constructed (LADBS 1991; NETROnline 2020). In the 1990s grading, slope restoration, and retaining wall projects occurred on the property (LADBS 1990). In 2013 the existing guest house cabana, and tennis courts that were constructed in 1971, were demolished (LADBS 2013).

***B7. Moved?:** No Yes Unknown Date: Original Location:

***B8. Related Features:** None

B9. a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance:** Theme: N/A Area: Benedict Canyon / Period of Significance: N/A / Property Type: Single-family residential / Applicable Criteria: N/A

Historic Context: The dwelling at 9800 Wanda Park Dr. is located on a 13.13-acre parcel that has been associated with other addresses as well as other infrastructure, buildings, and structures that have been demolished. This historic context focuses on the extant single-family dwelling at 9800 Wanda Park Dr.

Wanda Park Dr. was developed by 1924 according to the 1926 Van Nuys (1:24,000) topographic map which was surveyed between 1923 and 1924 (USGS 1926). According to aerial photographs, a dwelling is extant within the subject house footprint by 1928 (Fairchild Aerial Surveys 1928). Unfortunately, no original building permit records for the property dating to the 1920s are on file with Los Angeles Department of Building and Safety; however, the Los Angeles County Assessor lists a building on the property constructed in 1926 (Los Angeles County Office of the Assessor n.d.).

John Moynihan Tetterer and his family rented a house at 9800 Wanda Park Dr. by 1935 (U.S. Census Bureau 1940). John M. Tetterer, an ordained Roman Catholic priest, left the priesthood in 1916 to embark on a radically different path. After spending many years studying and traveling in Europe, John and his British wife, Ruth, decided to move to California to settle down and start a family. By 1935 they were renting a home at 9800 Wanda Park Dr. with three children, Eva, Joneen, and John M. (Jr.), and a lodger Edgar J. Burton (Tetterer 1951; U.S. Census Bureau 1940). An unfinished autobiography written by John M. Tetterer was found after his death in 1949 and published in 1951. He wrote the manuscript in a tiny adobe in Victorville, California (Tetterer 1951).

Tetterer's son, John M. Tetterer (Jr.) was contacted for this study. He recognized the footprint of the dwelling in the 1928 aerial photograph, but he did not recognize the current photographs of the dwelling taken during the survey. He said if this is the same dwelling, many modifications and additions have occurred, and he does not recognize it (Tetterer 2020).

Historic Context Continued:

In 1957 daughter Eve Tettermer married Lionel Siegel, a television script writer (California Marriage Index 1957). The Siegels rented the house at 9800 Wanda Park Dr. in 1958 to at least 1973 (Beverly Hills City Directory 1973).

It appears that the subject property was once part of a larger two-parcel 30-acre compound (9750 & 9800 Wanda Park Dr.) that was owned by Kirk Kerkorian by 1971 (LADBS 1971a, 1971b; Kudler 2010). Kerkorian was a billionaire casino and Hollywood investor. It appears that Kerkorian continued to rent out the subject dwelling to the Siegels until at least 1973 (Beverly Hills City Directory 1973). Kerkorian also constructed a six-bedroom, 8,402 square foot mansion on the property circa 1980 (Kudler 2010; NETROnline 2020). He changed the property address to 9712 Oak Pass Road, giving the property the more desirable Beverly Hills zip code (Kudler 2010). The mansion was badly damaged during a fire in 2010 and was demolished by 2014 (Kudler 2010; NETROnline 2020). Kerkorian passed away in 2015.

It appears that by 1979 Sonny Bono owned the subject property and dwelling (LADBS 1979). Kerkorian must have sold the property with the subject dwelling to Bono (Kudler 2010). Sonny Bono was a singer-songwriter, producer, actor, and politician. Bono owned the property until at least 1984 (Kovacs-Byer and Associates Inc. 1984). Bono owned several residences in Los Angeles and Palm Springs (Flemming 2020). It is unclear what the primary function of this property was for Bono in the late 1970s and early 1980s. Bono passed away in 1998.

Building permits list Scott Langsner as the property owner in the 1980s and early 1990s. Langsner, served as the Secretary-Treasurer of MGM Grand, Inc., a casino owned by Kirk Kerkorian (Walsh 2016). It is unclear what the primary function of the subject dwelling was under Langsner's ownership.

CRHR Significance Evaluation:

Criterion A/1. The subject dwelling is not associated with any historically significant events, trends, or themes at the local, state, or federal level. The dwelling at 9800 Wanda Park Dr. is recommended not historically significant under Criterion A/1.

Criterion B/2. The subject dwelling is associated with a few well-known persons including John M. Tettermer, Sonny Bono, and Kirk Kerkorian but the association is only through ownership and/or residency. The subject dwelling does not appear to be associated with any historically significant contributions of these persons or events involving these persons. The subject dwelling is recommended not historically significant under Criterion B/2.

Criterion C/3. The subject dwelling does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values and is recommended not historically significant under Criterion C/3.

Criterion D/4. This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about contemporary dwellings is prevalent, and further study of the house would not add any new information to the historic record. The subject dwelling is recommended not historically significant under Criterion D/4.

City of Los Angeles Historical-Cultural Monument Evaluation

Criterion 1. The subject dwelling does not reflect or exemplify any broad cultural, economic, or socially significant events, trends, or themes at the national, state, or local level. The dwelling at 9800 Wanda Park Dr. is recommended not historically significant under Criterion 1.

Criterion 2. The subject dwelling is associated with a few well-known persons including John M. Tettermer, Sonny Bono, and Kirk Kerkorian but the association is only through ownership and/or residency. The subject dwelling does not appear to be associated with any historically significant contributions of these persons or events involving these persons. The subject dwelling is recommended not historically significant under Criterion 2.

Criterion 3. The subject dwelling does not embody the distinctive characteristic of an architectural type specimen. The dwelling does not represent a method of construction nor the work of a master builder, designer, or architect. Therefore, the subject dwelling is recommended not historically significant under Criterion 3.

B11. Additional Resource Attributes):

***B12. References:**

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- 1973 Beverly Hills City Directory. *U.S. City Directories, 1822-1995*. Electronic document available at Ancestry.com with subscription, accessed June 9, 2020.

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- 2010 "Million Dollar Damage at Benedict Canyon Ex-Kerkorian Compound." *Curbed Los Angeles*. Electronic document available at <https://la.curbed.com/2010/9/14/10503874/million-dollar-damage-at-former-kerkorian-compound-in-benedict-canyon>, accessed June 5, 2020.

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- n.d. Property Assessment Information System. Electronic document available at http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectoy/Resources/Config/Default, accessed June 2, 2020.

Los Angeles Department of Building and Safety (LADBS)

- 1971a Application to Add-Alter-Repair-Demolish at 9800 Wanda Park Dr.
- 1971b Application for Grading Permit at 9800 Wanda Park Dr.
- 1979 Certificate of Occupancy for 9800 Wanda Park Dr. Permit # LA 84891/79.
- 1987 Permit # 53414
- 1990 Grading Document for 9800 Wanda Park Dr. Permit # 88/00744
- 1991 Grading Over-Sized Document for 9800 Wanda Park Dr. Doc #2020.
- 1992 Grading Over-Sized Document for 9800 Wanda Park Dr. Site Plan for Proposed Balcony and 2nd Story Addition.
- 2013 Application for Inspection to Demolish Building or Structure at 9800 Wanda Park Dr. Application # 12019-30000-02207.

NETROnline

- 2020 *Historic Aerials*. Nationwide Environmental Title Research, LLC. Electronic document available at: <http://www.historicaerials.com>, accessed April 15, 2020.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #/Trinomial

*NRHP Status Code 6Z

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Resource Name or #: 9800 Wanda Park Drive

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1951 *I Was a Monk: The Autobiography of John Tetterer*. Alfred A. Knopf, New York, New York.

Tetterer, John M. Jr.

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U.S Census Bureau

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Walsh, Elizabeth

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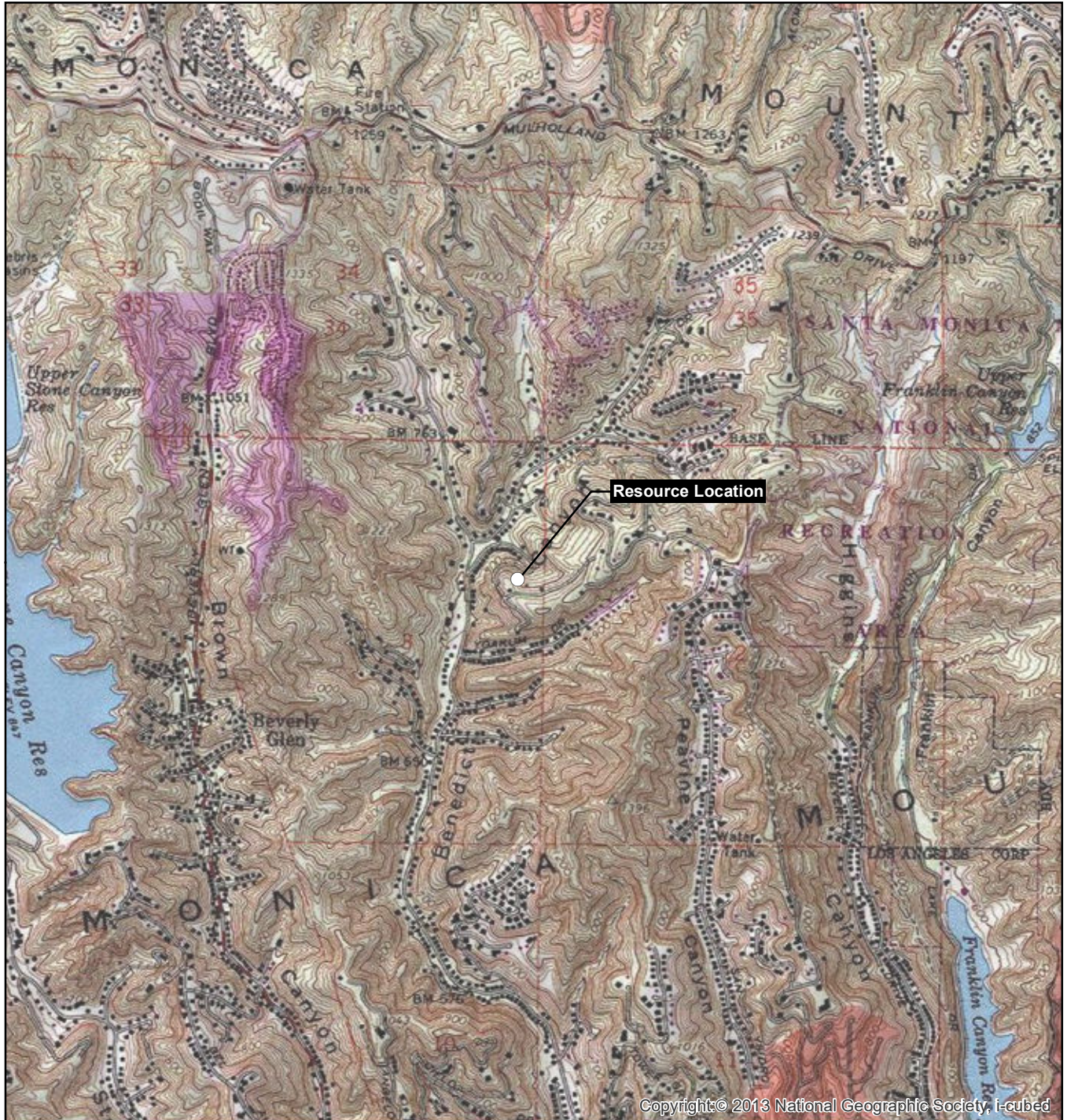
B13. Remarks:

***B14. Evaluator:** Annie McCausland, M.A.

Helix Environmental Planning, Inc. 7578 El Cajon Blvd, La Mesa, CA 91942

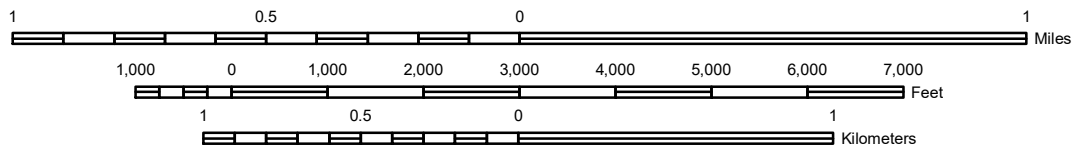
Date of Evaluation: March 2020

LOCATION MAP



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SCALE 1:24,000



TRUE NORTH

