

# CITY LANDMARK ASSESSMENT & EVALUATION REPORT



APRIL 2017

## VANCE RESIDENCE

805 North Hillcrest Road, City of Beverly Hills, CA

**Prepared for:**  
City of Beverly Hills  
Community Development Department  
Planning Division  
455 Rexford Drive, Beverly Hills, CA 90210

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APN: 4350-002-004

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## INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting (OAC) for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the single-family residence located at 805 N. Hillcrest Road, in the City of Beverly Hills.

Included in the report is a discussion of the survey methodology used, a summarized description of the subject property, a brief contextual history of the property, a review of the local landmark criteria considered in the evaluation process, a discussion on historical integrity, and a formal evaluation of the property for local significance. Photographs and any applicable supporting materials are also included in the document.

## METHODOLOGY

The landmark assessment was conducted by Jan Ostashay, Principal, of Ostashay & Associates Consulting. In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates; the California Register of Historical Resources (California Register); and the California Historic Resources Inventory (HRI) list maintained by the State Office of Historic Preservation (OHP) in order to determine if any evaluations or survey assessments of the property had been previously performed.

For this current landmark assessment a site visit was conducted and a review of building permits, tax assessor records, and historic aerial photographs was performed to document the property's existing condition and assist in evaluating the property for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the structure and its eligibility for individual designation as a City of Beverly Hills Landmark. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection and photographed the subject property.
- Conducted site-specific research on the subject property utilizing the original architectural plans (floor plan and details sheets), Sanborn Fire Insurance Maps (not available for this property), city directories, newspaper articles, historical

photographs, aerial photographs, and building permits, among other available resources.

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

## **FINDINGS**

The single-family residence located at 805 N. Hillcrest Road appears to satisfy the City's criteria for individual designation as a local Landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (Beverly Hills Municipal Code Title 10, Chapter 3, Article 32). This property appears to satisfy the mandates of subsection A. and one of the mandates under subsection B. of the City's Landmark Designation Criteria.

## **BACKGROUND INFORMATION**

The subject property is located just north of Sunset Boulevard on North Hillcrest Road along the west side of the street. The northeast corner of the Waverly Mansion property was subdivided, sold off, and developed in the early 1950s as a single parcel (lot 1 of Tract Number 18624). The 805 North Hillcrest Road property is located on lot 1 of Tract Number 18624. With an irregular rectangular shape the parcel measures approximately 247 feet along the northern boundary line, 175 feet along its east and west lot lines, and 167 feet along the southern border. The topography of the site is also irregular with a varied terrain. The dwelling is situated within a well-developed residential neighborhood with improvements dating from the mid-1920s (to the immediate south), the early-1930s (to the immediate north), and the 1950s (across the street to the east).

The results of the records search indicates the property has not been previously identified, evaluated, or recorded for historical significance under any of the prior survey efforts conducted by the City of Beverly Hills. Since it has not been previously assessed the property is not listed on the OHP HRI.

## **PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY**

**Description.** Completed in 1954, this one-story, single-family residence was built for Alva James Vance and his wife Catherine. Constructed at a cost of roughly \$40,000 the house was designed by notable architect John Elgin Woolf in the Hollywood Regency style. A swimming pool with fountain and a pool dressing cabana along with garden walls were also added to the site in 1953-1954, at a cost of \$2,500. The west half of the lot was landscaped with a mature grove of trees that were there before the site was developed along with stands of banana trees, palm trees, and other ornamental plantings. This area also featured an extensive series of rock-lined pathways, ponds, a bridge, concrete steps with concrete curbs, and sitting areas. The

house was remodeled in 1985 and the lush gardens and associated hardscape features at the west end of the property were replaced with a sunken tennis court.

The smooth stucco sheathed residence is set back from the street behind a tall red brick privacy wall with central brick paved driveway, decorative iron gates, and flanking pilasters topped by non-original concrete finials. The brick driveway leads into a herringbone bond pattern brick paved motor court that is enclosed by the fronting of the dwelling's façade and integrated garage.

As seen from the public right-of-way off Hillcrest Road, the massing, scale and proportion, front façade, overall design features, and roofing elements are immediately recognizable as signature features of Woolf's classic Hollywood Regency stylistic characteristics. With a splayed plan comprised of a central bay with flanking wings, the house is capped by a complex series of flat, gable, and mansard type roofs.

The front façade (primary, east elevation) features a centrally placed pair of elongated classic Pullman type panel doors with flanking side lights and transom glass. The front entry is slightly recessed within a wood panel vestibule and is approached from the motor court via a pair of brick steps set in a rowlock bond pattern off a central brick landing with decorative low-rise iron railing. Large metal upright lantern wall sconces are attached to the vertical board wall cladding on both sides of the entry door opening. The roof over the main entry is a very low-pitch octagonal shape standing seam patina copper metal crown with decorative metal finial.

The northern wing of the front facade features an elliptical wood-frame window, large rectangular shape slider window, a low brick trimmed planter area, and a double car garage with two separate doors divided by a single wood post stemming from the header frame. Each of the garage doors is of wood with a trio of elongated horizontal louvered vent openings centrally placed within the door panels. A patina copper metal standing seam mansard roof with molded wood cornice trim caps the front portion of this section of the house. A parapeted gable end delineates the far east end of the garage.

The southern wing of the front façade also features an elliptical wood-frame window, large rectangular shape slider window, and low brick trimmed planter area. A portion of the wall just to the south of the main entry is devoid of fenestration or ornamentation, but for the cornice molding trim. This portion of the house is capped by a medium pitch gable roof with accentuated parapeted gable end.

The rear of the house looks out onto a brick paved patio deck with swimming pool, spa, and sunken back yard that contains a tennis court, retaining walls, staircase, and cabana. The patio area with pool is off to the south side of the house while the tennis court area, retaining walls, staircase, and cabana are to the west side of the parcel. The rear wall plane of the dwelling is also splayed and punctuated by a series of non-original, elongated glazed double swing doors with folding offset sidelights. The deck area is paved with cement, enclosed by a metal railing, and trimmed by red brick. Access to the sunken tennis court is via a staircase attached to the south end of the tall retaining wall. At the base of the staircase is the cabana room built within the concrete retaining wall. Lush landscaping surrounds the lighted tennis court area.

Along the northern property line is a narrow brick paved walkway, stepped retaining walls, brick privacy wall that runs the length of the parcel (east to west), and a secondary access point to the front yard through to the tennis court area. Off the north elevation of the house is a small open brick paved terrace area with stucco and brick trimmed fountain with curved back wall. Referred to as the “winter garden terrace” the fountain features a brick back splash and loin’s head spout. The pool of the fountain has been filled with small stones. This fountain feature is original to the built-date of the house.

On a .69 acre lot the interior of the house is arranged around a circular shape central foyer with the living room, dining room, a bedroom, hallways, gallery, and main entry door stemming from this nexus point. With 5,066 square feet of interior space the house now has four bedrooms, five baths, a formal dining room, kitchen and den.

**Construction History.** A review of building permits indicates that the property remained relatively unaltered until 1985. At that time, under new ownership the interior and portions of the exterior of the residence and its site were modified. Following that time, the building was re-roofed and the swimming pool and spa were re-plastered.

A summary of the exterior remodel work from 1985 included the partial enclosure of the winter garden terrace area at the north side of the house for the extension of the existing den (originally the library); extension of the master bedroom along the rear (west) wall and the addition of a new fireplace in the room; the enclosure of an outside (covered) hallway that connected the garage to the entry foyer along the east (front) elevation (north of the front door); expansion and remodel of the small storage room for use as a maid’s room off the southeast side of the kitchen; remodel of the front gate pillars, installation of new wrought iron front gates, and the addition of cast concrete finials atop the front gate pillars; remodel of the rear (south) elevation of the house off the living room/dining room areas; remodel of the back patio terrace area, including reducing the size of the pool, removing the original herringbone bond pattern brick pavers, extending the paving area and re-sheathing it with concrete, removal of the flat roof overhang that stemmed from the back wall of the house, the removal of the terraced landscape backyard for the regrading and installation of a standard size tennis court with retaining walls; and the removal of landscape and hardscape features around the site for the introduction of new planter walls, gates, and railings. Later changes to the residence in the subsequent years included re-plastering of the pool and spa and the re-roofing the house (gable and flat portions only).

Despite the many changes that occurred to the property at that time, many of the signature John Elgin Woolf features along the primary (front) elevation remained intact upon completion of the modifications. Relevant alterations that have been recorded with the City of Beverly Hills, which have occurred over the years, include the following:

YEAR	DESCRIPTION OF WORK
1953	New residence (\$40,000)
1953	Pool dressing rooms, garden walls (\$2,500)
1953	Swimming pool (\$2,800)
1953	Add to existing retaining wall (\$500)
1954	Final inspection, certificate of occupancy
1985	Sale of property, March 1, 1985
1985	Refinish interior, add green house, breakfast room, enlarge bedroom, remodel (\$300,000)
1985	Remodel swimming pool, add spa (\$10,000)
1986	Retaining walls (\$16,000)
1986	Add two retaining walls (\$3,136)
1986	Tennis courts (\$18,000)
1996	Re-plaster pool and spa
2008	Re-roof (asbestos abatement)

Although there have been some modifications to the residence, the exterior work as seen from the public right-of-way has been sympathetic to the historic character of the house or restricted to its secondary elevations and interior spaces. Overall, the changes made have not adversely impacted the property's key features that define the Hollywood Regency style or its association with master architect John Elgin Woolf.

## HISTORICAL CONTEXT

**Beverly Hills.** The early settlement and development of Beverly Hills began on what was called Rancho Rodeo de las Aguas. This land was originally claimed by Mexican settlers Maria Rita Valdez and her husband Vicente Valdez around 1822. Aptly named The Ranch of the Gathering of the Waters, the swamps or "cienegas" that characterize the natural landscape were created by rain run off flowing out of Coldwater and Benedict Canyons. Vegetable farming, sheep herding, bee keeping and the raising of walnut trees were the primary agricultural activities within the rancho lands during the latter half of the nineteenth century. Several attempts at subdividing and establishing communities on the ranch lands were attempted during the 1860s and 1880s, but ended in failure.<sup>1</sup>

In 1906, the Amalgamated Oil Company reorganized as the Rodeo Land and Water Company. Burton Green played a leading role in formulating the plans for a garden city, located between Whittier Drive on the west, Doheny Drive on the east, Wilshire Boulevard on the south, and the foothills above Sunset Boulevard to the north.<sup>2</sup> The syndicate hired notable California park

<sup>1</sup> *Beverly Hills Historic Resources Survey 1985-1986*, pg. 5.

<sup>2</sup> *Ibid*, pp. 8-9.

planner, Wilbur F. Cook, Jr., to plan the new community. Cook had worked with landscape architect Frederick Law Olmsted prior to moving to Oakland in 1905 to establish his own firm. Comprised of “Beverly” in the commercial triangle between Santa Monica and Wilshire boulevards and “Beverly Hills” north of Santa Monica Boulevard, the new community was one of the earliest planned communities in southern California.

Prompted largely by concern over the water and school systems, residents voted to incorporate in 1914 and created the new City of Beverly Hills. The original boundaries of the City were much the same as they are today, except for the area south of Wilshire Boulevard, annexed in 1915, and Trousdale Estates, annexed in 1955. Most of the City was open land at the time of incorporation with development scattered around Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle.<sup>3</sup>

The architecture of Beverly Hills in the years following the City’s founding was dominated by the Craftsman, Mission Revival, and Period Revival styles like Tudor Revival, Georgian, and Beaux-Arts Classicism. With Beverly Hills establishing itself as a haven for movie stars in the 1920s, the architectural character of the city began to realize a varying degree of extravagance in the design of its housing stock. Throughout the late 1920s and 1930s sophisticated period revival styles dominated the domestic architecture of the City, including Colonial Revival, Spanish Colonial Revival, French Normandy, Tudor Revival, and the like. By the mid to late 1930s Beverly Hills became one of the areas in southern California most closely connected with the development of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.<sup>4</sup> Beverly Hills’ domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

Architects like Robert D. Farquhar, Gordon Kaufmann, Wallace Neff, Ralph C. Flewelling, Paul R. Williams, Gerard R. Colcord, Roy Sheldon Price, Elmer Grey among others left their mark on Beverly Hills’ residential, commercial, and institutional built environment and their single-family residential designs embodied the styles most closely associated with Beverly Hills as a place of luxury and sophistication. The personal residences of real estate magnates, oilmen, and Hollywood producers mingled with those of movie, radio, and television stars drawing tourists as well as would-be residents to the rapidly growing, largely affluent community of Beverly Hills.

By the end of World War II, much of Beverly Hills was fully developed but was still growing in density, resulting in the subdivision of some large estates and the demolition of older building stock for new residential and commercial development. The city’s commercial district gained a number of professional occupants and Beverly Hills became less of a bedroom community to Los Angeles and more of a destination in and of itself.

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<sup>3</sup> *Ibid*, pg. 11.

<sup>4</sup> *Ibid*. pg. 17.

Single-family residential development continued to feature Period Revival styles, although the 1950s saw the beginning of the Modern movement in the city. In 1955, the Trousdale Estates neighborhood, just north of the subject property, was created from the subdivision of the former Doheny family ranch land. The most common styles of architecture associated with the new homes being constructed included Mid-century Modern, Contemporary Ranch, and Hollywood Regency. Many of the newer homes were designed by notable master architects such as Cliff May; Buff, Straub and Hensman; Lundberg, Armet & Davis; Welton Beckett; Paul Laszlo; James Dolena; John Elgin Woolf; Paul R. Williams; and Harold Levitt.

Modernism was also the prevailing style of multi-family residential properties as well as commercial office buildings. The stucco box apartment house vernacular of the 1950s and 1960s, characterized by its flat surfaces, aluminum framed windows, flat stone covered roofs, integrated parking, and decorated by abstract trim, was as prominent in new construction in Beverly Hills as it was elsewhere in Southern California. By the 1960s, apartment buildings had grown larger, occupying parcels assembled from several lots and constructed over underground parking. Notable multi-family and commercial examples of Mid-century Modernism began to dot the areas south of Santa Monica Boulevard, along Wilshire Boulevard, and in the vicinity of Olympic Boulevard and neighboring streets.

By the 1980s, new construction in Beverly Hills was scattered throughout the city on undeveloped properties in the hills and on redeveloped parcels in the residential and commercial sections of the “flats.” Beverly Hills’ pattern of increasingly dense urbanization has continued into the present though its long lineage of quality residential and commercial architecture serves as a physical manifestation of the City’s architectural heritage.

**805 N. Hillcrest Road.** The area where the Hillcrest Road property is located was originally part of the Waverly Mansion-Christie Estate, which was owned and developed by early film moguls Al and Charles Christie in 1924. The area around Sunset and Hillcrest was originally a Native Americans encampment during the Rancho period of California history. The encampment was adjacent to a natural creek bed that flowed from artesian wells under the nearby hills. A large stand of trees lined the creek and ran south down from the hillside along Loma Vista Drive crossed over Doheny Road and traversed through the parcels of what was 811 North Hillcrest Road (the E.L. Cord Estate), 809 North Hillcrest Road, and down to the Christie Estate. As the large lots in the area were subdivided and developed with newer residences, primarily after World War II, many of the trees were lost. The grove of trees that encroached into 811 North Hillcrest Road was lost when the Cord Estate (aka Cordhaven) was demolished in 1963 and developed into 13 separate parcels.

The 805 North Hillcrest Road residence, the subject property, is located just north of Sunset Boulevard at Hillcrest Road along the west side of the street on lot 1 of Tract Number 18624. The northeast corner of the Waverly Mansion property was subdivided, sold off, and developed in the early 1950s. Prior to that time, the front half of this parcel was covered with crisscross dirt trails and the back half contained a portion of the meandering grove of trees discussed above.

The site was purchased by Alva James Vance, Jr., a Beverly Hills dentist, who hired architect John Elgin Woolf to design a home suitable for two, Vance and his wife Catherine. Prior to that

time the Vances were living at 604 North Canon Drive in Beverly Hills. The Hillcrest property would be the fifth house that Woolf fully designed in Beverly Hills.

In June 1953, a permit was issued for the construction of a one-story, single-family dwelling for the cost of \$40,000. The architect of record is listed on the permit as "Office of John Woolf." A description of the work proposed on the original permit lists seven rooms, wood and stucco framed exterior walls, cement foundation, and one fireplace with a chimney. Another permit from August 1953 was pulled for the construction of a pool dressing room and garden walls valued at \$2,500. This permit notes the pool room structure with three rooms, a slab concrete foundation, and exterior walls of cement and stucco. John Woolf is listed as the architect of record for this work as well. Permits dated from September 1953 note the addition of a swimming pool to the property and the addition of retaining walls on site.

Under the proposed work the front half of the lot was cleared and graded while the terraced back half with the dense grove of trees was landscaped with stone lined paths, bridges, benches, citrus trees, banana trees, palm trees, ponds, and other ornamental trees and shrubs. The east side of the encroaching grove of trees was trimmed slightly away to allow for the siting of the house, motor court, back patio deck and swimming pool. The house was certified for occupancy by the city in May 1954. A few months later, the interior of the dwelling was featured in *Town & Country* magazine in August 1954.

As mentioned, the initial owner of the subject property was Alva James Vance, Jr. and his wife Catherine. A.J. Vance, Jr. was born in 1897 in Choteau, Montana, but was raised in Oregon after his family relocated. He studied at the University of Oregon before attending the University of California, Berkeley for his study in dentistry. He relocated to southern California sometime in the late 1920s where he had married (divorced a few years later) and his own dental practice. As a dentist, Vance obtained a patent for separating parts of dentures in 1937. His dental practice was located at 152 Lasky Drive in Beverly Hills for many years. Apparently, he was quite successful having purchased the 805 property and hiring noted architect John Elgin Woolf as its designer. His wife Catherine, a housewife, was born in Chicago, Illinois in 1904. She too was previously married, but married Vance sometime in the 1940s.

The house that the Vances had Woolf designed included a living room with fireplace, television niche and bar niche; a formal dining room; a library with outdoor terrace and fountain; a master bedroom with television closet, wall safe, walk-in closet, and large bathroom and dressing area; a shop room (where doctor A.J. Vance worked on his dentistry instruments and dental products for his clients); two separate servant's bedrooms; a guest powder room off the foyer; a secondary entry hall from the outdoor front walk and garage; a pantry with silver locker; kitchen; separate utility room; and a small storage room. The Vances owned and occupied the house for over 30 years making little changes to the property during their tenure. Many of those years were spent either at home in their gardens or out traveling the world for many months at a time. Alva James Vance passed away in Beverly Hills in 1982 with Catherine's passing a year later.

The property was then purchased in March 1985 by Gilbert Garfield of Los Angeles. Little is known about Garfield; however, there are references associating him with the Kinfield Music Company, a music publishing business, in Beverly Hills. It was Garfield who made substantial

changes to the property in the subsequent months. During his residency, he removed the grove of the trees from the back yard along with the ornamental landscaping and installed a full size tennis court in their place. He also modified the size of the swimming pool (making it smaller and adding a spa), enclosed some outdoor areas, and expanded rooms to make them larger, among other changes.

From the research conducted, it appears the property changed ownership in the latter part of 1993. Roy E. Naftzger, Jr. and his wife Pauline became the new owners/occupants of the Hillcrest residence at that time. Roy Edgar “Ted” Naftzger was born in Los Angeles in 1925 and later attended Stanford University and the University of Southern California. He owned and operated extensive ranching interests in northern California and was active in the investment market, oil drilling business, and insurance brokerage field in Los Angeles. He married Pauline Crowe of Beverly Hills in the spring of 1952. They had three girls, Nancy (1954), Natalie (1956), and Sandra (1960). Prior to moving to the subject property, the Naftzgers resided on North Alta Drive in Beverly Hills with their children. Ted was a master angler of broadbill swordfish who in 1966 was recognized by *Sports Illustrated* magazine for winning the Masters Angling Tournament in Palm Beach Florida. He was also a preeminent numismatist who began collecting stamps in the mid-1930s as a child. Pauline Crowe Naftzger (1927-2016) was born and raised in Beverly Hills, California. She attended the University of California, Los Angeles and the University of Southern California for her master’s degree. She was active in philanthropic activities and at one point was appointed by President Reagan to the Museum Services Board of the Foundation for the Arts and Humanities. She was also an “Overseer” of the Hoover Institution at Stanford University (the Naftzgers were regular financial supporters of the university). In their retired years the Naftzgers travelled frequently, were active in sports and the arts, and were associated in many local organizations. In 2007, Ted Naftzger passed away at the age of 82 with Pauline, 89, passing last summer. In November 2016, the property was purchased for \$12.5 million.

**Hollywood Regency style.** The Hollywood Regency style was based upon neoclassical influences that had reappeared in architecture and furniture designs during the regency and reign of England’s George IV (1811-1830). A century later, the Regency style was discovered by Hollywood studio set decorators who, as taste makers, influenced architects, interior designers, and makers of fine furnishings starting in the 1930s. The style harkens back to the Golden Age of Hollywood, when movie stars exuded glamour and sophistication, and is reminiscent of the sleek set designs of the studio era. As defined by Hollywood, the Regency style represented the urge to be modern while retaining the traditionalism that the film community, and the general public, was reluctant to abandon. A *mélange* of historical styles was imaginatively thrown together, resulting in what has been dubbed “Hollywood” Regency. As applied to architecture, the Hollywood Regency style featured delicately proportioned classical elements such as columns, pilasters, pediments, moldings, quoins, and balconettes. Symmetrical facades were common as were French-inspired mansard roofs. The mansard roof eventually became an iconic Beverly Hills status symbol to those preferring the Regency style.

**John Elgin Woolf, architect.** John “Jack” Elgin Woolf has been credited with being the father of the Hollywood Regency style. Working outside the Modernist idiom, Woolf was ignored by professional and academic journals throughout his long career, but was never short of clients. He extrapolated and stylized Regency, Georgian, and Second Empire styles, which found an avid audience with the Hollywood elite as well as the world of fashion. His star studded roster of clients included such luminaries as Cary Grant, Bob Hope, John Wayne, George Cukor, and Myrna Loy. Woolf’s penchant for elongated architectural details, such as French doors and double columns, helped to convey a brittle elegance that was completely twentieth century.

In his almost exclusively domestic practice, Woolf emphasized the elements that were important to his clients: the entrance, the mansard roof, symmetry, and privacy. He used eccentric, classical elements with re-proportioned windows, chest-high oval niches with a keystone at the bottom, and rows of slender, Regency style colonnettes, as well as other capricious details in his designs. His entrances assumed special importance and due to the contemporary desires for increased privacy they became the only real articulation on a street façade. His tall, forbidding double door entry with simple continuous framing outline, referred to as the Woolf Pullman door, was widely copied and adapted in the Los Angeles area.

In addition to John Elgin Woolf, local architects that practiced this style included the likes of Paul R. Williams, James Dolena, George Vernon Russell and Douglas Honnold, and Gerard Colcord.

The following list of John Elgin Woolf work reflects known executed residential designs in the City of Beverly Hills compiled from the surviving project files and drawings in the John and Robert K. Woolf archives located at the Architecture and Design Collection, University of California Santa Barbara. The addresses of the properties have been included, when noted in the archives. The condition or integrity of each property has not yet been assessed.

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**John Elgin Woolf Residences Designed and Built Properties**

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<b>Year</b>	<b>Client</b>	<b>Project</b>
1941	Hartman, Don and Helen	Residence: 710 N. Rexford Dr.
1941-42	Pendleton, James B.	Residence: 1008 N. Beverly Dr.
1944-45	Dahlberg, Bror and Glida	Residence: 909 N. Alpine Dr.
1945-46	Hellas, Adrienne	Residence: Angelo Dr.
1950-55	Vance, James A.	Residence: 805 N. Hillcrest Dr.
1951-52	Cukor, George	Residence: 1306 N. Doheny Dr.
1951-52	Cukor, George	Residence: 9191 St. Ives Dr.
1951-52	Cukor, George	Residence: 9190 Cordell Dr.
1952-53	Seiter, William	Residence: 914 Hartford Way
1953-56	Prophet, Fred	Residence: 917 Benedict Canyon Rd.
1953-56	Prophet, Fred	Residence: 1011 N. Crescent Dr.
1954-57	Ross, Frank	Residence: 1139 Tower Rd.
1956-57	Goetz, Hayes	Residence: N. Alpine Dr.
1957-63	Trousdale, Paul	Residence: 1008 N. Hillcrest Rd.

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1957-63	Trousdale, Paul	Residence: 1016 Hillcrest Rd.
1959-60	Bell, Alphonzo E.	Residence: 1207 Lexington Rd.
1959-62	Parker, Eleanor	Residence: 965 N. Alpine Dr.
1960-61	Kempner, Alex and Mary	Residence: 702 N. Palm Dr.
1961-64	Pellar, Fred and Rosalle	Residence: 807 N. Camden Dr.
1961-73	Pattengill, Keith	Residence: 1020 Laurel Way
1967-69	Hommes, Ray	Residence: 906 N. Crescent Dr.
1971	Shoemaker, William	Residence: 418 Robert Lane
1972	Sterling, Donald	Residence: 808 N. Beverly Dr.

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**Alteration Projects:**

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1941	Chisholm, Hugh	Residence Alteration: 520 N. Beverly Dr.
1941	Colman, Ronald	Residence Alteration: 1003 Summit Dr.
1941	Connolly, Nedda H.	Residence Alteration: 601 N. Camden Dr.
1941	Farrow, Mrs. John	Residence Alteration: 612 N. Rodeo Dr.
1941	Gershwin, Ira and Leonore	Residence Alteration: 1021 N. Roxbury Dr.
1941	Hornblow, Arthur	Residence Alteration: Cherokee Lane
1941	Selznick, David O.	Residence Alteration: 1050 Summit Dr.
1941-43	Cukor, George	Residence Alteration: 9166 Cordell Dr.
1944	Potts, Jack and Effie	Residence Alteration: 1100 Benedict Canyon Rd.
1944-46	Mendl, Sir Charles and Lady	Residence Alteration: 1018 Benedict Canyon
1945-46	Potts, Jack and Effie	Residence Alteration: 1110 Benedict Canyon Rd.
1945-48	Cukor, George	Residence Alteration: 9166 Cordell Dr.
1947	Foster, Norman	Residence Alteration: 624 Foothill Rd.
1947-49	McCarthy, John and Mary	Residence Alteration: 933 N. Rexford Dr.
1950	Pendleton, James B.	Residence Alteration: 1008 N. Beverly Dr.
1953-54	Montalban, Ricardo	Residence Alteration: 1712 Ambassador Dr.
1953-56	Oliver, Gordon	Residence Alteration: 707 N. Crescent Dr.
1953-56	Prophet, Fred	Residence Alteration: 9419 Sunset Blvd.
1953-59	Kliner, Harry	Residence Alteration: 632 N. Crescent Dr.
1953-78	Howard, Jean	Residence Alteration: 2000 Cold Water Canyon Dr.
1955	Markley, Mrs. T.G.	Residence Alteration: 604 N. Beverly Dr.
1955-56	Brady, Quinn	Residence Alteration: 524 N. Canon Dr.
1955-56	Hunt, Peggy	Residence Alteration: 604 N. Crescent Dr.
1955-57	Warren, Harry S.	Residence Alteration: 9425 Sunset Blvd.
1955-58	Harrison, Dorothy	Residence Alteration: 1414 Summit Ridge Dr.
1956	Gershwin, Ira and Leonore	Residence Alteration: 1021 N. Roxbury Dr.
1956	Mercola, Thomas D.	Residence Alteration: 725 Bedford Dr.
1956	Smith, Dr. Wm Weber	Residence Alteration: 911 N. Bedford Dr.
1957	Kliner, Harry	Residence Alteration: 258 S. Spaulding Dr.
1957	Weiss, Harry E.	Residence Alteration: 1235 Tower Rd.
1957-58	Ellis, Mrs. John	Residence Alteration: 9696 Heather Rd.
1958	Cukor, George	Residence Alteration: 9166 Cordell Dr.

1958	Franks, Monty	Residence Alteration: 1010 Summit Dr.
1959-60	Engstead, John	Residence Alteration: 512 N. Canyon (Cannon) Dr.
1959-60	James, Walter and Mildred	Residence Alteration: 824 Whitter Dr.
1959-60	Menefee, W. Thomas	Residence Alteration: 615 N. Camden Dr.
1959-62	Hunt, Wendell	Residence Alteration: 802 N. Roxbury Dr.
1959-70	Nast, A.D. Jr.	Residence Alteration: 1128 Miradero Rd.
1960	McCarthy, John F.	Residence Alteration: 725 N. Camden Dr.
1960-61	Dodge, Dr. Henry	Residence Alteration: 625 Mountain Dr.
1961	Hunt, Wendell	Residence Alteration: 802 N. Roxbury Dr.
1962-63	Frawley, Patrick	Residence Alteration: 1001 N. Roxbury Dr.
1963	Lord, C.W.	Residence Alteration: 711 N. Elm Dr.
1967-69	Woolf, John E.	Residence Alteration: 965 N. Alpine Dr.
1968-71	Lewis, Loretta Young	Residence Alteration: 1705 Ambassador Ave.
1971	Moshell, Robert	Residence Alteration: 721 N. Bedford Dr.
1971-72	Greendale, Moe	Residence Alteration: 708 N. Camden Dr.
1972	Donnar, Kennet	Residence Alteration: 1156 Tower Rd.
1972	Goldman, Samuel	Residence Alteration: 817 N. Bedford Dr.
1972-74	Keith, Harold	Residence Alteration: 1014 Laurel Lane
1973	Kern, Norman	Residence Alteration: 520 N. Beverly Dr.
1975	Woolf, John E. and Robert	Residence Alteration: 704 N. Arden Dr.
1975-78	Jones, Dennis	Residence Alteration: 7912 Heather Rd.
1976	Luckett, Don	Residence Alteration: 1031 Summit Rd.
1976	Neal, J. Robert	Residence Alteration: 1129 Summit Rd.
1977	Greenberg, Hank	Residence Addition: 1129 Miradero Rd.
1977-82	Bernstein, Peggy	Residence Alteration: 1020 Laurel Way
1978-80	Spound, Albert and Evelyn	Residence Alteration: 1036 Cove Way
1979-80	Franklin, Benjamin	Residence Alteration: 922 N. Alpine Dr.

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## HISTORIC SIGNIFICANCE CONSIDERATION FRAMEWORK

**Evaluation Criteria.** In analyzing the historical significance of the subject property, criteria for designation under the City’s local landmark program was considered. Additionally, consideration of historical integrity and the State Office of Historic Preservation (OHP) survey methodology was used to survey and assess the relative significance of the property.

**City of Beverly Hills Landmark Criteria.** The City’s Historic Preservation Ordinance (Municipal Code Title 10 Chapter 3 Article 32; BHMC 10-3-32) authorizes the Cultural Heritage Commission (CHC) to recommend the nomination of properties as local landmarks to the City Council. The Council may designate local landmarks and historic districts by the procedures outlined in the ordinance. The Preservation Ordinance also establishes criteria and the process for evaluating and designating properties as potential local landmarks.

An eligible property may be nominated and designated as a landmark if it satisfies the following requirements:

- A. A landmark must satisfy all of the following requirements:
1. It is at least 45 years (45) years of age, or is a property of extraordinary significance;
  2. It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period;
  3. It retains substantial integrity from its period of significance; and
  4. It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.
- B. In addition to the requirements set forth in Paragraph A above, a landmark must satisfy at least one of the following requirements:
1. It is listed on the National Register of Historic Places;
  2. It is an exceptional work by a master architect;
  3. It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this paragraph, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous;
  4. It is an exceptional property that was owned and occupied by a person of great local prominence;
  5. It is an iconic property; or
  6. The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property.

**Historical Integrity.** "Integrity is the ability of a property to convey its significance." In addition to meeting the criteria of significance, a property must have integrity. Integrity is the authenticity of a property's physical identity clearly indicated by the retention of characteristics that existed during the property's period of significance. Properties eligible for local landmark designation must meet at least two of the local landmark designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance.

Both the National Register of Historic Places and the California Register of Historical Resources recognize the seven aspects of qualities that, in various combinations, define integrity. To retain historic integrity a property should possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven qualities that define integrity are location, design, setting, materials, workmanship, feeling and association. The seven qualities or aspects of historical integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

## EVALUATION OF HISTORICAL SIGNIFICANCE

**Application of City Landmark (Significance) Criteria.** Based on the current research and the assessment herein the property located at 805 N. Hillcrest Road appears to satisfy the necessary City of Beverly Hills landmark criteria. The property was evaluated according to statutory criteria, as follows:

### A. A landmark must satisfy all of the following requirements (BHMC 10-3-3212(A)):

1. *It is at least 45 years (45) years of age, or is a property of extraordinary significance.*

The subject property has a construction date of 1954, and, therefore, satisfies this criterion.

2. *It possesses high artistic or aesthetic value, and embodies the distinctive characteristics of an architectural style or architectural type or architectural period.*

Despite some changes to the property over the years, the property still retains enough of its character-defining features to associate it with the Hollywood Regency style. Key features of the style extant on the property includes its elliptical shape windows on the façade; adorned central entrance area of vertical board siding, flanking lanterns, and brick landing with low-rise wrought iron railing; tall arched shape Pullman double doors within a recessed arched shape vestibule; patina copper standing seam mansard roof; octagonal shape standing seam metal roof with decorative finial; accentuated gable ends; and elongated louvered vent openings on the garage doors. Therefore, the property appears to satisfy this criterion.

3. *It retains substantial integrity from its period of significance.*

The period of significance for the subject property is 1954, which is when the single-family residence with attached garage was completed. A limited number of alterations have occurred to the property. Most of those changes; however, were located at the rear, secondary elevations out of public view or were restricted to the interior of the house. In terms of historical integrity, the exterior of the property still retains some key physical characteristics of design, materials, workmanship, setting, feeling, and association that define its architectural style and conveys its association with architect John Elgin Woolf. Therefore, the property appears to satisfy this criterion.

4. *It has continued historic value to the community such that its designation as a landmark is reasonable and necessary to promote and further the purposes of this article.*

Because the design of the property by architect John Elgin Woolf reflects the tenets of the Hollywood Regency style it, therefore, contributes to the City's diverse architectural heritage. Hence, the property is considered to have historic value. The property appears to satisfy this criterion.

**B. In addition to the requirements set forth in Paragraph A above, a landmark must satisfy at least one of the following requirements (BHMC 10-3-3212(B)):**

1. *It is listed on the National Register of Historic Places.*

The subject property is not listed on the National Register of Historic Places. Therefore, the property does not satisfy this criterion.

2. *It is an exceptional work by a master architect.*

The 805 N. Hillcrest Road property was designed by John Elgin Woolf, a recognized architect associated with the Hollywood Regency architectural style. Woolf is included in the City's List of Master Architects. The subject property is an example of Woolf's varied portfolio of architectural work, which spans many years. However, the Hillcrest Road property does not appear to be an exceptional work of the architect within the local community. Despite the dwelling being reflective of a particular style, period of time, and method of construction, it is not necessarily considered an exceptional example of Woolf's recognized distinguishing "Hollywood Regency" style. There are other extant examples of Woolf's work within the City that better represents and expresses his known and respected architectural values associated with the Hollywood Regency style. In addition, this particular property was only discussed in one publication, the *Town & Country* magazine. Therefore, the 805 North Hillcrest Road property does not satisfy the definition of "exceptional work" as defined in the City's historic preservation ordinance. Therefore, the property does not appear to satisfy this criterion.

3. *It is an exceptional work that was owned and occupied by a person of great importance, and was directly connected to a momentous event in the person's endeavors or the history of the nation. For purposes of this paragraph, personal events such as birth, death, marriage, social interaction, and the like shall not be deemed to be momentous.*

The archival research data reviewed on the property did not indicate that it was owned and occupied by a person of great importance. Therefore, the property does not satisfy this criterion.

4. *It is an exceptional property that was owned and occupied by a person of great local prominence.*

In reviewing archival research data on the history of the property there was no indication that it was owned and occupied by a person of great local prominence. Therefore, the property does not satisfy this criterion.

5. *It is an iconic property.*

There is no indication that the property should be considered iconic within the city. Therefore, the property does not satisfy this criterion.

6. *The landmark designation procedure is initiated, or expressly agreed to, by the owner(s) of the property.*

The landmark designation procedure was expressly agreed to by the owner(s) of the property. Therefore, the property satisfies this criterion.

**Character-defining Features.** Every historic property is unique, with its own identity and its own distinguishing character. A property's form and detailing are important in defining its visual historic character and significance. It is a property's tangible features or elements that embody its significance for association with specific historical events, important personages, or distinctive architecture and it is those tangible elements; therefore, that should be retained and preserved.

Character refers to all those visual aspects and physical features that comprise the appearance of every historic property. According to *National Park Service Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, character-defining features include the overall shape of a property (building, structure, etc.), its material, craftsmanship, decorative details, interior spaces and features (as applicable), as well as the various aspects of its site and immediate environment (form, configuration and orientation).

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* defines historic character by the form and detailing of materials, such as masonry, wood, stucco, plaster, terra cotta, metal, etc.; specific features, such as roofs, porches, windows and window elements, moldings, staircases, chimneys, driveways, garages, landscape and hardscape elements, etc.; as well as spatial relationships between buildings, structures, and features; room configurations;

and archaic structural and mechanical systems. Identifying those features or elements that give a historic property visual character and which should be taken into account and preserved to the maximum extent possible is important in order for the property to maintain its historical significance.

The character-defining features associated with the 805 N. Hillcrest Road residence are those exterior features on the property that reflect and define its Hollywood Regency architectural style. Such features include, but are not limited to the following:

- One-story volume, mass, scale and proportion, set back, siting of the dwelling in relationship to its property type, setting, topography and immediate residential environment
- Smooth stucco exterior walls with molded wood cornice trim (residence and garage)
- Tall brick privacy wall along Hillcrest with central brick herringbone bond paved driveway
- Herringbone bond pattern paved motor court, size, shape, location, function
- Splayed plan of dwelling comprised of central bay with flanking wings
- Centrally placed front entry area details: elongated arched shape front door, recessed arched shape entry vestibule, vertical wood board siding, large metal upright lantern wall scones, brick steps in rowlock bond pattern and landing, low-rise brick wall with decorative wrought iron railing
- Pullman type panel double doors, flanking side lights, transom on front facade
- Octagonal shape standing seam patina copper roof over main entry capped with decorative patina copper finial
- Patina copper mansard roof
- Elliptical shape wood-frame windows and window vents
- Low brick trimmed planter areas along north and south wings of front façade
- Integrated garage with two garage doors
- Parapeted gable ends
- Brick paved “Winter garden terrace” area with stucco and brick trimmed fountain (size, shape, location, materials, features, function)
- Concrete retaining wall, engaged staircase, and built-in cabana room
- Mature landscaping at west end of property line

## **CONCLUSION**

The single-family dwelling located at 805 N. Hillcrest Road appears to satisfy the City's criteria for designation as a local Landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC Title 10 Chapter 3 Article 32). This site appears to satisfy all of the mandates of subsection A. and one of the mandates under subsection B.

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## **APPENDIX**

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Regional Map

Location Map

Site Map

Assessor Parcel Map

Sanborn Fire Insurance Map

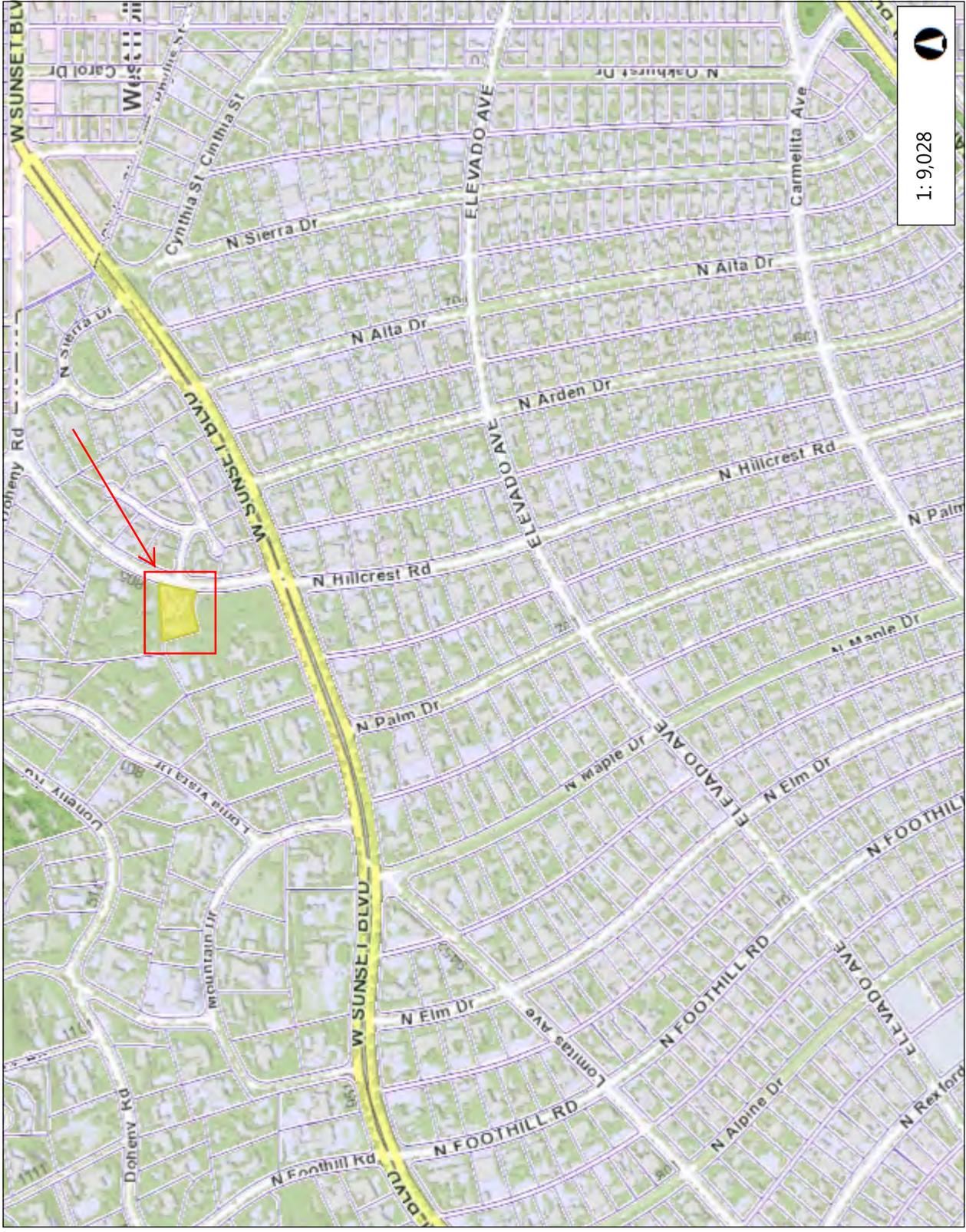
Building Permit (original)

Architectural Plans (1953)

Photographs

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# Regional Location Map



Legend  
□ Parcels

Notes  
805 Hillcrest Road  
Beverly Hills, CA

1:9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

# Location Map



Legend  
□ Parcels

## Notes

805 Hillcrest Road  
Beverly Hills, CA

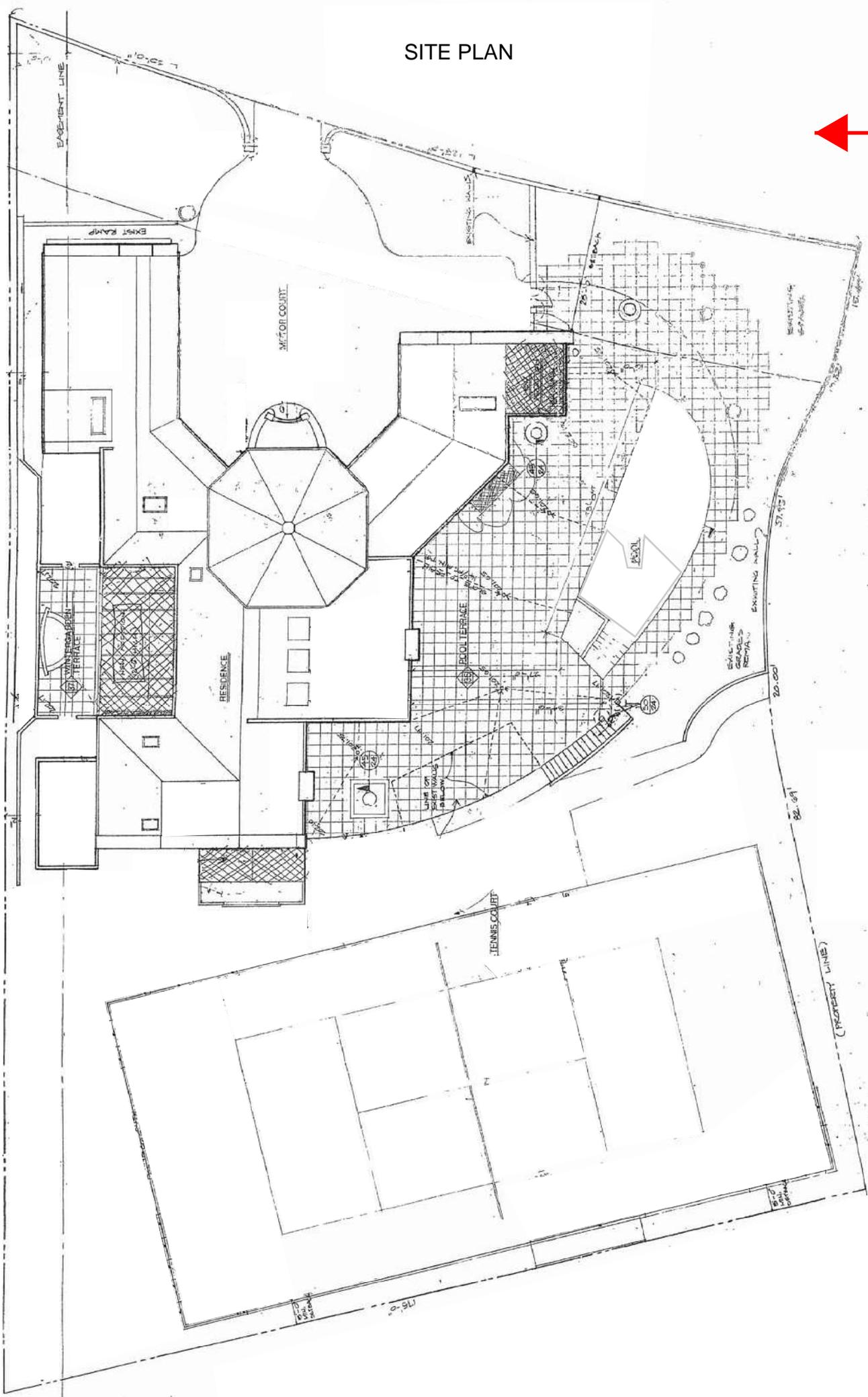
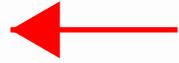
1: 2,257

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

0.1 Miles  
0 0.04

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

# SITE PLAN



LOS ANGELES COUNTY ASSESSOR PARCEL MAP

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



- TRACT NO. 12752 --- M.B. 253 - 26
- TRACT NO. 18624 --- M.B. 460 - 48 - 49
- TRACT NO. 17929 --- M.B. 488 - 45 - 46
- TRACT NO. 17060 --- M.B. 494 - 13 - 14
- TRACT NO. 18728 --- M.B. 568 - 34

BK. 4341

4350 | 2  
SCALE 1" = 100'

CODE 2410

FOR PREV. ASSM'T SEE:  
4349 - 26 & 32

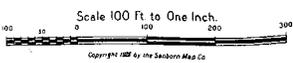
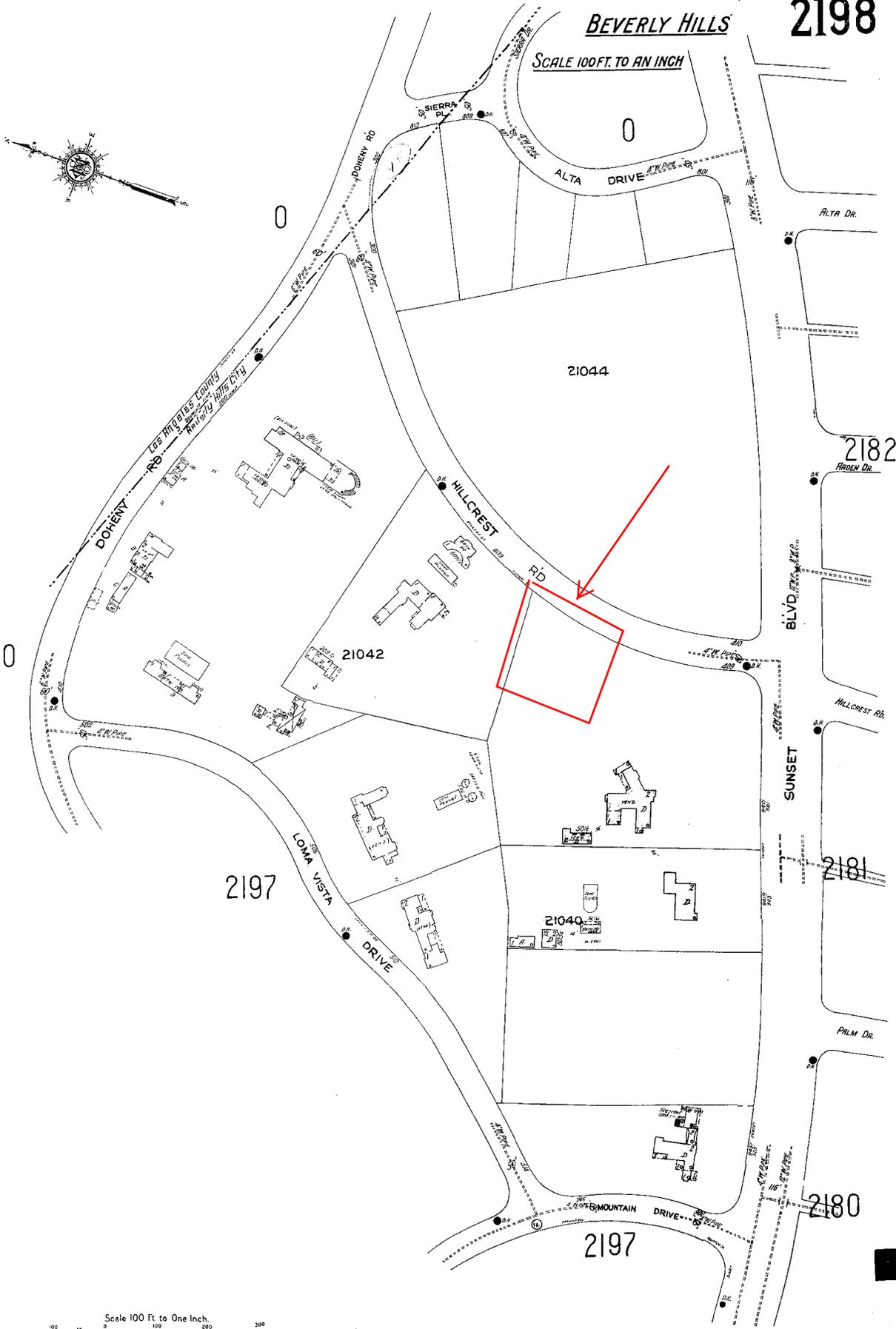
805 North Hillcrest Road, Beverly Hills, CA

SANBORN FIRE INSURANCE MAP, Beverly Hills

CAL. 040  
LOS ANGELES, CAL. VOL. 21

2198

SCALE 100 FT. TO AN INCH



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JUN 1 1953

All Applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Buildings

ZONE \_\_\_\_\_ FIRE DISTRICT \_\_\_\_\_ TYPE \_\_\_\_\_ GROUP \_\_\_\_\_ DIVISION \_\_\_\_\_

TO THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS:

Application is hereby made to the Council of the City of Beverly Hills, through the office of the Chief Inspector of Buildings for a permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which shall be deemed conditions entering into the exercise of the permit:

FIRST: That the permit does not grant any right or privilege to erect any building or other structure herein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

SECOND: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Beverly Hills.

THIRD: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

FOURTH: Applicant agrees to hold the City of Beverly Hills, and all officers and employees harmless from all costs and damages, per Sec. 11-206 (f), Beverly Hills Municipal Code.

Lot No. 1 Block 12 Tract 18624

1. Description of Work New Residence

2. Street and No. 805 No Hillcrest  
(Location of Property)

(USE INK OR INDELIBLE PENCIL)

3. Purpose of Building Jewelry No. of Rooms 7 No. of Families 1

4. Owner's Name Mr. A. J. Vance Phone \_\_\_\_\_

5. Owner's Address 604 No. Canyon Dr

6. Architect's Name Office of John Wolf State License No. \_\_\_\_\_ Phone 246 0102

7. Engineer's Name Frank E. Bickens State License No. \_\_\_\_\_ Phone \_\_\_\_\_

8. Contractor's Name FRANK E. BICKENS City License No. 2032 State License No. 3062

9. Contractor's Address 1742 Westridge Rd Phone 46 5625

10. VALUATION OF PROPOSED BLDG. \$40,000  
(Including Plumbing, Gas Fitting, Sewers, Electric Wiring and Lighting, Elevators, Heating and Ventilating, Painting, Finishing, all Labor, etc.)

11. State how many buildings NOW on lot None How used? None

12. Clear Height of Ceiling: Bath, Toilet 7 1/2 Living Rooms 8 Halls 8 Cellars 2 1/2  
(State Law)

13. No. of Baths 3 No. of Fireplaces 1 No. of Chimneys 1

14. Areas: 1st flr 2400 2nd flr None 3rd flr \_\_\_\_\_ 4th flr None 5th flr 400

15. Total floor area 2800 No. of Stories \_\_\_\_\_ Height to highest Point \_\_\_\_\_

16. Size of Lot 55 x 110 Area of Lot \_\_\_\_\_ Per Cent of Area Covered by All Buildings \_\_\_\_\_  
(Fill out Item 3 on No. 16 in case of Courts, Apartments, Hotels only.)

17. Set Back from Property Line {Including balconies, bays, porches, chimneys, steps, etc.} Front \_\_\_\_\_ Rear 25 Side 6

18. Foundation Material Concrete Footing With 14" Depth Below Natural Ground 12

19. Height of Foundation Above Finished Grade 5 Wall Width 6 Mud Sills 3 x 6

20. Joist Clearance from Ground 5 Posts Under Girders None

21. Materials of Exterior Walls wood & stone Material of Interior Wall Surfaces wood & plaster

22. EXTERIOR Studs 2 x 4 INTERIOR BEARING Studs 2 x 4 Interior Non-Bearing Studs 2 x 4

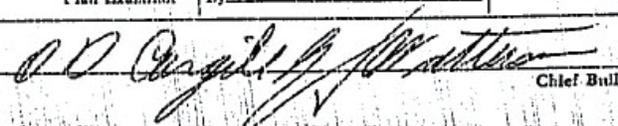
2 x 4 Ceiling Joists \_\_\_\_\_ x \_\_\_\_\_ Roof Rafters 2 x 4 FIRST FLOOR JOISTS None

Second Floor Joists \_\_\_\_\_ x \_\_\_\_\_ Roof Covering 2 x 6 Roof Pitch \_\_\_\_\_

I will comply with the State Labor Code and Workmen's Compensation Insurance Provisions.  
I have carefully examined and read the above application and know the same to be true and correct, and that all provisions of the Ordinances and Laws of the City of Beverly Hills and the State of California governing Building Construction will be complied with, whether herein specified or not.  
NOTE: If work is not started within ninety days this permit expires. Application for refund of permit fee must be made before expiration date.

(Sign Here) Frank E. Bickens (Owner or Authorized Agent)

(FOR DEPARTMENT USE ONLY)

<b>PERMIT NO.</b> BEVERLY HILLS <u>28105</u>	Plans & Specifications checked and found to conform to Ordinances, State Laws, Etc.  Plan Examiner	Plans and Application rechecked and approved.  By	Stamp here when permit is issued. JUN 5 1953
	 Chief Building Inspector		







**PHOTOGRAPHS: 805 NORTH HILLCREST ROAD**



**Aerial view of subject property \*\***



**Aerial view, looking toward motor court and front facade**



**Context view from across Hillcrest Road, looking west**



**Driveway approach at front gate\*\***



**Front (east) façade, motor court, entry, garage (right)\*\***

**PHOTOGRAPHS: 805 NORTH HILLCREST ROAD**



**Entry detail along front (east) facade**



**Details: Pullman doors, oval focal window, mansard roof**



**Standing seam patina copper roof detail with finial**



**Garage doors w/ Pullman shape louvered details, mansard roof**



**Classic John E. Woolf elliptical window detail**



**Classic John E. Woolf elliptical window vent detail**

**PHOTOGRAPHS: 805 NORTH HILLCREST ROAD**



**Rear elevation, looking north \*\***



**Rear patio deck area, looking north \*\***



**Side yard view, looking southeast**



**Cabana with staircase to upper patio deck**



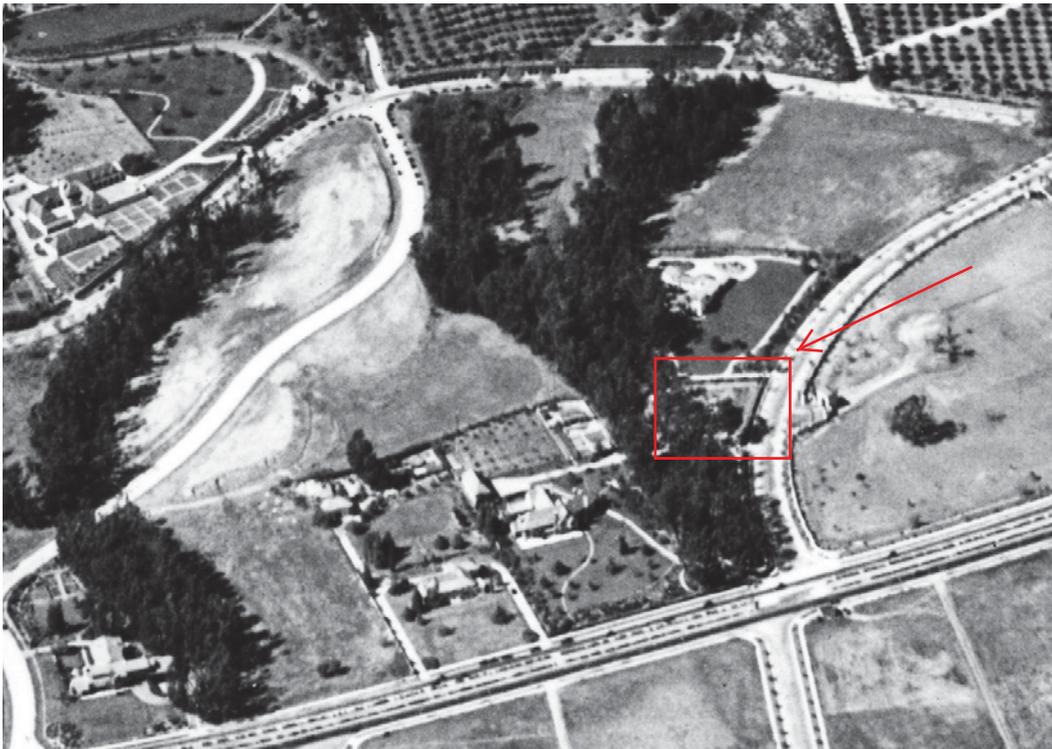
**Rear of house from tennis court area, looking east \*\***



**"Winter Garden Terrace" fountain area**



**Aerial view of Beverly Hills hillside showing the stands of trees from the hillside, c 1928**



**Detail aerial view of neighborhood with stands of trees, c 1928**



Aerial view of neighborhood, c 1948



Aerial view of neighborhood, c 1994

**OSTASHAY & ASSOCIATES CONSULTING**

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PO BOX 542

LONG BEACH, CA 90801

562.500.9451