

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE


Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

Tuesday September 15th, 2020

CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020

Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

Cultural Heritage Commission;

As mentioned in the first paragraph, **Hollywood Heritage** actively engaged with Essex Property Trust in 2016, advocating for recognition of the significance of the **Earl Carroll Theatre**; for restoration of its highly significant neon lighting and its auto entrance porte-cochere; and for its parking to maintain economic viability.

As a homeowner I have lived in Hollywood most of my life and I encourage preserving the varied unique architecture that made Hollywood the dream land capitol of the world.

Each year millions of tourists flood into Hollywood and Los Angeles benefits greatly.

We need to keep the icons polished and gleaming so that we can guarantee profits in the future.

Alex Alferov
Artist/Poet/Activist

ALAN HESS
ARCHITECT
4991 CORKWOOD LANE
IRVINE, CA 92612
949 551 5343
alan@alanhess.net

Sept. 14, 2020

Richard Barron
President
Cultural Heritage Commission
City of Los Angeles

RE: CULTURAL HERITAGE COMMISSION MEETING THURSDAY,
SEPTEMBER 17, 2020
[Agenda item #5](#) - EARL CARROLL THEATRE, HCM #1136

To the Commission:

I understand that a proposal for the restoration of the Earl Carroll Theatre by Gordon Kaufmann is coming up for your consideration this week.

Recent research on this building's historical context strengthens the argument for its significance. In light of this, I strongly support special attention be given to the restoration proposal to assure that its extraordinary historic character is fully realized in the restoration.

Of course its significance is linked to Gordon Kaufmann, a major architect who defined key monuments of Los Angeles and the West with a remarkable breadth of masterful expressions, seen at Greystone Mansion, the LA Times building, and Hoover Dam.

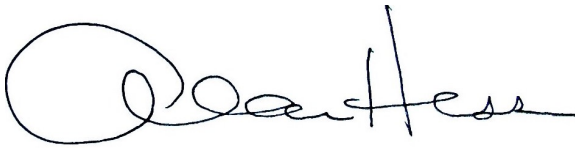
New research also reveals that the Earl Carrol Theatre is part of an even larger national trend in using neon as an integral part of Modern architecture. Experiments in neon and other lighting techniques at World's Fairs in 1933 and 1939 (venues for new ideas in architecture) indicate that Kaufmann's design was part of this progressive trend in Modern design; like Fair buildings, the Theatre was meant as a prominent, festive, and forward-looking public monument. Buildings like the Earl Carrol Theatre prompted British author Aldous Huxley to observe in 1939 that the architecture of Los Angeles looked "like the pavilions at some endless international exhibition."

Because the Theatre's use of a concrete structure, integrated neon signage, a specific green paint palette, and abstract planar forms all reflected this new

concept, it is especially important that the proposed restoration be done with sufficient background research, technical analysis, and authentic materials choices that the end result will reflect the innovative beauty of this building.

The proper restoration of this building will take another step toward the restoration of a historic media district in Los Angeles. Though NBC Radio City West across the street (which, incidentally, was also a vivid green color) is gone, a thoughtfully restored Earl Carrol Theatre will join with the remaining Don Lee Mutual studios on Vine and CBS Radio building on Sunset as proof of Los Angeles' long success in innovative and distinctive public architecture.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Hess". The signature is fluid and cursive, with a large initial "A" and a long horizontal stroke at the end.

Alan Hess



Planning CHC <chc@lacity.org>

9/17 CHC meeting, Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Alexander Rojas <alexrojas5@yahoo.com>

Tue, Sep 15, 2020 at 10:35 AM

To: "chc@lacity.org" <chc@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "Craig.Bullock@lacity.org" <Craig.Bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Commissioners,

I am a citizen of Los Angeles who is writing to express my support for the proper preservation and restoration of the landmark Earl Carroll Theatre's iconic neon façade.

When Essex Property presented this project to the city, they promised a \$1 Million façade restoration program. The community deserves and expects an Earl Carroll Theatre that looks like a million bucks!

I'm asking that the Cultural Heritage Commission require that Essex Property removes the 82 years of over-painting, determine and match the original green paint color from 1938, and restore the façade before artisans install the neon portrait of Beryl Wallace.

The Cultural Heritage Commissioners should demand a standard of excellence, and require that Essex Property implement a ten-year maintenance-repair-replacement plan for the neon and signage, with funding set-aside in a dedicated account.

Further, the developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Sincerely,

Alex Rojas, 91206



Planning CHC <chc@lacity.org>

9/17/2020 Earl Carroll Theatre, HCM#1136

1 message

Brian Dyer <bwdyer@hotmail.com>

Wed, Sep 16, 2020 at 2:37 PM

To: "chc@lacity.org" <chc@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "Craig.Bullock@lacity.org" <Craig.Bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020 Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

Dear Commissioners

Hollywood Heritage has done tremendous work to support the continuing legacy of Hollywood iconic structures. They work tirelessly to preserve that which still attracts thousands of tourists to the area, and which for many, was a contribution to put down roots in Hollywood. From a boy, I remember traveling the 90 miles or so into LA to see professional live theatre. The Earl Carroll Theatre held excitement and participation in Hollywood.

I am thankful that the Cultural Heritage Commission has recognized the Earl Carroll Theatre and saved it from disappearing from Hollywood, as so much of its history continues to vaporize in front of our eyes. I fully support Hollywood Heritage's demand that Essex properties remove the overpaint, and have a continuing sign maintenance program. I fully support that the certificate of occupancy not be granted at this point, since part of the awarding of cultural monument status was maintaining the cultural monument from losing its historical value.

Thank you.

Brian Dyer



Planning CHC <chc@lacity.org>

Re: Earl Carroll Theater Exterior Restoration Project

1 message

Barry Gerber <bgerber@bgerber.net>

Mon, Sep 14, 2020 at 9:29 AM

Reply-To: bg@bgerber.net

To: chc@lacity.org

As senior citizens, we remember the Earl Carroll Theater when it was a vibrant and living venue in Los Angeles. We remember driving past the theater as kids with our parents, and attending events at the theater as young adults. It is exciting that the Theater will be restored to its former glory. However, we feel that Essex Property should be required to fully comply with its commitment to "restore, preserve and protect" the Earl Carroll Theater facade

We request the Cultural Heritage Commission require Essex Property to remove the over-paint and restore the facade. To provide a restored facade that will last at least another 82 years.

We request the Cultural Heritage Commissioners demand a standard of excellence; and require Essex Property implement a ten-year maintenance-repair-replacement plan for the neon & signage, with funding set-aside in a dedicated account.

We request, the developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Jane and Barry Gerber
[1710 Malcolm Avenue, Apt 104](#)
[Los Angeles, CA 90024](#)



Planning CHC <chc@lacity.org>

Re: CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020 Agenda item #5 - EARL CARROLL THEATRE, HCM #1

1 message

Bill Zide <billzide@gmail.com>

Tue, Sep 15, 2020 at 2:06 PM

To: chc@lacity.org

Cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, afine@laconservancy.org, John Girodo <jgirodo@gmail.com>

To Whom It May Concern:

I am writing as a concerned stakeholder and former Chair/President of the Hollywood Studio District Neighborhood Council to express my support and concern regarding the restoration of the Earl Carroll Theatre. I have long had involvement in the Hollywood community to preserve and enhance its architectural and cultural history, including getting landmarks designated and restored.

During the approval process the developer, Essex Property Trust, made an admirable and upstanding commitment to the community and the City regarding the exterior restoration:

" \$1 Million Façade restoration program to preserve and protect the ECT Building exterior. Intended to restore the historic appearance of the ECT Building including restoration of concrete, exterior elements, and restoring exterior lighting using state-of-the-art neon technology, or LED alternative, while providing for an authentic experience of the historic ECT Building. Including the Beryl Wallace image and the vertical lighting strips, along with historic building signage."

Now it's time to make sure that this is properly and necessarily fulfilled before the Certificate of Occupancy can be granted.

First, I commend them on the progress so far regarding the plans for the restoration of the neon and signage which are encouraging.

However, the commitment was to preserve and protect the exterior facade and create a 10 year plan for the maintenance and upkeep of the neon and signage as well as to dedicate funding for these purposes. In reality this requires removing some two dozen layers of paint that have accumulated over the 82 years the theatre has been in existence. Only then can an assessment of the integrity of the cement underneath be made and action taken to fulfill this laudable commitment be made fully actionable.

Thus, I would hope that all parties will hold fast to these commitments moving forward, so that another critical Hollywood landmark can be enjoyed by current and future generations.

Sincerely,

Bill Zide



Planning CHC <chc@lacity.org>

EARL CARROLL THEATRE - HCM #1136 - CHC THURSDAY, SEPTEMBER 17, 2020

1 message

Carol Cetrone <perpetua33@gmail.com>

Mon, Sep 14, 2020 at 2:00 PM

To: Planning Chc <chc@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

Cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, Adrian Fine <afine@laconservancy.org>

Dear Cultural Heritage Commission,

We're writing to express our support for the proper preservation and restoration of the iconic façade of the landmark Earl Carroll Theatre.

While we commend the efforts of Essex Property to restore the historic neon signage, we feel the need to emphasize that their commitment goes beyond the signage and includes the restoration of the concrete walls and other exterior elements. This would involve removing many layers of paint to assess the condition of the original concrete walls, and the repainting and restoration of those walls. As stated in their public pledge, Essex Property proposed a \$1 Million façade restoration program as a "community benefit", in exchange for approval of their project.

We ask that the Cultural Heritage Commission require Essex Property to:

- remove the layers of over-painting, determine and match the original green paint color from 1938, and restore the façade before any neon is installed.
- implement a ten-year maintenance-repair-replacement plan for the neon and signage, with funding set aside in a dedicated account.

In addition, the Certificate of Occupancy should not be issued until the Cultural Heritage Commission has approved their façade restoration program.

Please help ensure a comprehensive preservation program for the Earl Carroll Theatre.

Please include a copy of this letter in the case file.

Sincerely,

Carol Cetrone

Christine Kantner

Silver Lake Heritage Trust

 Earl Carroll Theatre letter to CHC.pdf
76K



FOUR-TONE GREEN - COLOR SCHEME: HCM - Architectural Period of Significance 1938

- Horizontal high wainscoting (approx. 8')
- Stripes originating at the vertical neon that widen across the frontage • These stripes simulate the neon effect in the daylight.

The four tones of exterior paint by master architect Gordon Kaufmann reflected the glowing neon placed in channels along the 1938 facade.

- Corresponding lighter colored panels
- A lighter color still at the Beryl Wallace face • [Possible 5th color on the building's west side.]
- Los Angeles Public Library, Works Progress Administration Collection • [1939]



- Visible concrete forms {plaster-in-grid form}

Innovative use of **Plywood** board forming

- Required a “skim coat” or other surfacing. Formed concrete typically requires a “skim coat” or other prep coat before paint.
- Formed concrete typically requires a “skim coat” or other prep coat before paint often “beige” color.

* Ansel Adams, “neon Earl Carroll girl”, LAPL

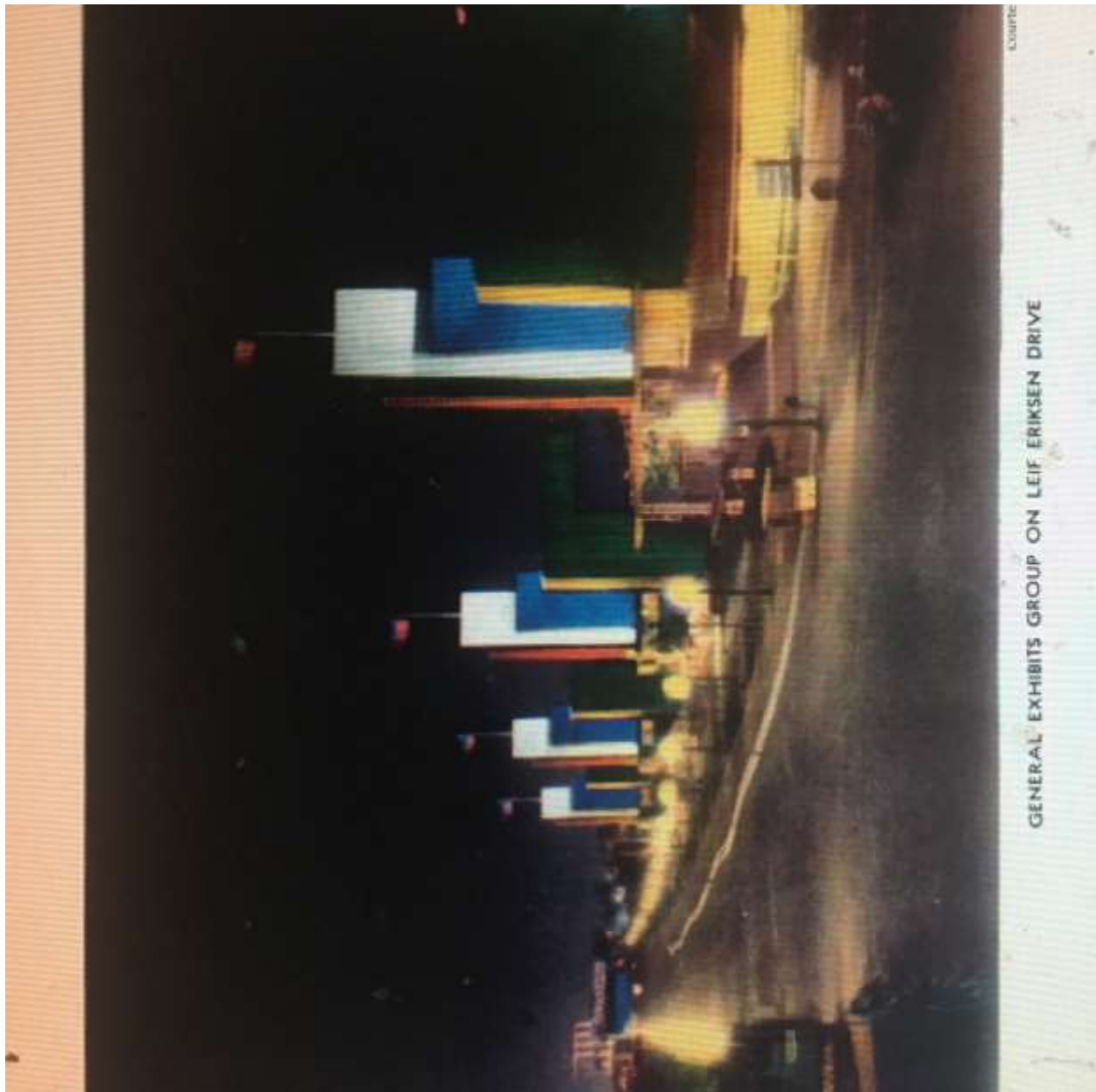
9/17 CHC meeting, Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

Earl Carroll Theatre – exposition design

Ryan, Lighting a “Century of Progress”
ELECTRICAL ENGINEERING May 1934

“Since the Columbian **Exposition at Chicago in 1893** gave to the world its first large outdoor display, **electric illumination** has played a vital and striking part in the great expositions.

At **San Francisco in 1915** the **illumination** was classed by the International Jury of Award as a "Decorative Art" / at **Chicago in 1933** the **lighting** was conceded to be an outstanding feature of the exposition...” —Editor



ELASC



Courtesy General Electric

SCINTILLATOR FAN, AS SEEN FROM THIRTY-FIRST-STREET ENTRANCE



ELECTRICAL BUILDING, AND RADIO AND COMMUNICATIONS BUILDING

9/17 CHC meeting, Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

The **Art Deco Society of Los Angeles** requests the **Cultural Heritage Commission** **require** that **Essex Property** remove the 82 years of over-painting, determine and match the original **Four-Tone green paint** color from 1938, and restore the cement façade before artisans install the neon portrait of **Earl Carroll Theatre** Headliner **Beryl Wallace**.

The Cultural Heritage Commissioners should **require** a standard of excellence, in that Essex Property **implement** a **ten-year maintenance-repair-replacement plan** for the neon and signage, with funding set-aside in a dedicated account.

Thank you for your consideration of these matters,



Margot Gerber
President, Board of Directors
Art Deco Society of Los Angeles



ESSEX

PROPERTY TRUST, INC.

Essex Hollywood



Earl Carroll Theatre Preservation and Façade Restoration Overview

Project Schedule

Key Milestones of Community Outreach

ECT Historic Resources Assessment Report	February, 2015
ECT Historic Cultural Monument Application Submittal	February, 2015
Hollywood Heritage ECT Preservation Agreement	May, 2016
ECT Historic Cultural Monument Consideration Hearing	July, 2016
Cultural Heritage Commission HCM Recommendation to Council	September, 2016
City Council Hearing HCM Approval	December, 2016
Community Outreach w/ Hollywood Heritage, Los Angeles Conservancy, Council Office 13, and other respected groups.	3Q, 2014 to 4Q, 2016
Nickelodeon Lease Expiration	December, 2016
Final Project Design	4Q16 to 3Q17
ECT Façade Design and Engineering	3Q17 to 4Q17
ECT Façade Restoration	Prior to Occupancy

Additional Earl Carroll Theater (ECT) Enhancements

- **Primary Objectives:**
 - Retain integrity and protect the ECT Building, recognized as a significant historical resource, beyond requirements under the California Environmental Quality Act (CEQA).
 - Support continued operation as a television production studio, a similar studio use, or use as creative office.
 - 70 parking spaces designated for the ECT Building within the new building parking garage.
 - Preserve rear loading area and gate access along Leland for loading of materials and equipment that service the ECT Building.
- **Designated the ECT as a City of Los Angeles Historic-Cultural Monument (LAHCM).** Property was evaluated based on the City's Cultural Heritage Ordinance.
- **\$1 Million Façade restoration program to preserve and protect the ECT Building exterior.** Intended to restore the historic appearance of the ECT Building including restoration of concrete, exterior elements, and restoring exterior lighting using state-of-the-art neon technology, or LED alternative, while providing for an authentic experience of the historic ECT Building. Including the Beryl Wallace image and the vertical lighting strips, along with historic building signage.
- **Façade Easement.** Façade easement for the preservation of the Sunset Boulevard façade will be recorded upon façade restoration work commencing. Separate porte-cochere easement.
- **[D] Condition.** The project zoning approval includes a [D] Condition that limits the floor area to evaluation in the EIR for the proposed seven story building and the ECT Building.
- **Sign Program Review.** Provides guidelines for the storefronts in the new building, as well as guidelines for the ECT Building should a change of use occur in the future. Ensure all signs are compatible with the historical character of the ECT Building and Morgan Camera Shop.



Planning CHC <chc@lacity.org>

**CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020,
Agenda item #5 - EARL CARROLL THEATRE, HCM #1136**

1 message

cmaddren@gmail.com <cmaddren@gmail.com>
To: chc@lacity.org

Mon, Sep 14, 2020 at 8:46 AM

Members of the Cultural Heritage Commission,

The Earl Carroll Theatre is a part of Hollywood history. Essex Property made a commitment to a \$1 million façade restoration program to preserve and protect the exterior of the ECT. A proposal to just restore the neon is not enough. Essex needs to fulfill their original commitment.

I am asking the Cultural Heritage Commission to require that Essex make a written and binding commitment to fulfill their obligation to spend \$1 million to restore the ECT façade, and that Essex not be granted a certificate of occupancy until this agreement has been finalized.

Thank you for your time.

Casey Maddren

[2141 Cahuenga Blvd., Apt. 17](#)

[Los Angeles, CA 90068](#)



CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020

Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Eric Gordon <therealericgordon@gmail.com>
To: chc@lacity.org

Mon, Sep 14, 2020 at 8:26 AM

We applaud the commitment of Essex to restore the facade. We urge that Essex be required to restore the neon and not replace it with historically inaccurate LED. The Felix sign "restoration" with LED demonstrates that it is a poor alternative that seriously changes the aesthetic heritage we all seek to preserve.

We request the Cultural Heritage Commission require Essex Property to remove the over-paint and restore the facade.

We request the Cultural Heritage Commissioners demand a standard of excellence; and require Essex Property implement a **ten-year maintenance-repair-replacement plan** for the neon & signage, with funding set-aside in a dedicated account.

We request, the developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Thank you for your consideration.

Eric Gordon & Judy Abel



Cultural Heritage Commission Meeting..Thurs., Sept. 17, 2020..Agenda Item #5..Earl Carroll Theatre..HCM #1136

1 message

poonsy6603@aol.com <poonsy6603@aol.com>

Wed, Sep 16, 2020 at 8:11 PM

Reply-To: poonsy6603@aol.com

To: "chc@lacity.org" <chc@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Cultural Heritage Commission,

Regarding The Earl Carroll Theatre restoration...

Please require Essex Property to RESTORE the FACADE and remove the over-paint.

The restored facade should last another 82 years.

Please require a Standard of Excellence and require Essex Property implement a **ten-year maintenance-repair-replacement plan** for the neon & signage, with funding set-aside in a dedicated account.

Please do not allow the developer to obtain their Certificate of Occupancy until approval of their proposed "Façade Restoration Program" has been granted by the Cultural Heritage Commission.

Thank you so much.

Jim and Ann Geoghan
30+year residents of Historic Whitley Heights
Franklin Corridor Coalition
Hollywood Heritage members
Former HHWNC and WHCA board members



Planning CHC <chc@lacity.org>

CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020

Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Jennifer A. Hudson <jennifer.a.hudson77@gmail.com>

Tue, Sep 15, 2020 at 6:48 AM

To: chc@lacity.org

Cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, afine@laconservancy.org

To Whom It Concerns,

The developer's proposed plans for the neon & signage restoration of the Earl Carroll Theatre are good and should be commended.

The theatre is an 82-year-old building. The integrity of the facade/exterior cement is unknown due to the 24 layers of overpaint on the facade (82 years of repainting).

On behalf of the Art Deco Society of Los Angeles, we request the Cultural Heritage Commission require Essex Property to remove the over-paint and restore the facade. Give us a restored facade that will last another 82 years!

We request the Cultural Heritage Commissioners demand a standard of excellence; and require Essex Property implement a ten-year maintenance-repair-replacement plan for the neon & signage, with funding set-aside in a dedicated account.

We request, the developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Many thanks for your time and consideration,
Jennifer Hudson



CULTURAL HERITAGE COMMISSION MEETING, THURSDAY, SEPTEMBER 17, 2020

Agenda item #5

1 message

Lynxwiler <lynxwiler@aol.com>

Tue, Sep 15, 2020 at 3:29 PM

Reply-To: Lynxwiler <lynxwiler@aol.com>

To: "chc@lacity.org" <chc@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "Craig.Bullock@lacity.org" <Craig.Bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

CULTURAL HERITAGE COMMISSION MEETING

THURSDAY, SEPTEMBER 17, 2020

Agenda item #5

EARL CARROLL THEATRE, HCM #1136, 6230 Sunset Boulevard

To the Cultural Heritage Commission, chc@lacity.org

Although I am thrilled for the restoration of the Earl Carroll Theatre, I am concerned about the execution of the restoration.

- I request that Essex Property please remove the facade's 20 layers of paint in order to assess the structure of this 82-year-old building.
- I request that Essex Property please conduct a more broad paint analysis. Historic photos show the Sunset Boulevard facade has no less than four paint colors — four tones of green.
- I request that Essex Property acknowledge the existing marquee, of aluminum and neon, stretching across the porte-cochere is an integral feature to the 1939 theatre building.

The Earl Carroll Theatre, inside and out, was a neon masterpiece in which the building and its neon were designed together as one unit. The four tones of exterior paint by architect Gordon Kaufmann reflected the glowing neon placed in channels along the 1938 facade.

A restoration would not be complete without a concrete analysis for reasons of safety and a proper paint color analysis to determine the facade's original 4 shades of green.

Sincerely,

J. Eric Lynxwiler

510 S. Hewitt Street #303

Los Angeles, CA 90013

cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, afine@laconservancy.org



Planning CHC <chc@lacity.org>

Preserving the Earl Carroll Theater

1 message

Marianne Davis <m54wdavis@gmail.com>
To: chc@lacity.org

Tue, Sep 15, 2020 at 3:37 PM

RE: the hearing on 9/17/2020, this is to state our support for a restoration that fully restores the exterior of this GORGEOUS building. This style of design is woefully minimal in Los Angeles now, and we need all the historical building preservation we can get. We can't plan for the future if we can't appreciate and understand the past, and these buildings are a constant source of inspiration and delight for all of us, especially designers and architects. Los Angeles MUST preserve what little we have left of our beautiful historic buildings. The Cultural Heritage Commission is a successful guardian and negotiator to allow us to have the best of both worlds: good restoration and successful modern day usage. Please allow the Commission to do its good work.

Sincerely,

Marianne W. Davis, MPH MLS
Art Deco Society Los Angeles
Los Angeles Conservancy
[4633 Noeline Avenue, Encino CA 91436-2103](#)
818 995 1432

September 15, 2020

Cultural Heritage Commissioners,

The Art Deco Society of Los Angeles is writing to express our desire to see the Cultural Heritage Commission encourage a high standard of excellence in the restoration of the Earl Carroll Theatre. Essex Property Trust made a commitment to the restoration and preservation of the theatre façade, in order to “preserve and protect the ECT Building exterior.” Their proposed plans for the neon and signage attached to the building are in line with this commitment but we do have concerns about the remainder of the façade. We hope that you will consider the following:

- Require Essex Property Trust to remove the over-paint and restore the facade. Give us a restored facade that will last another 82 years!
- Uphold a standard of excellence and require Essex Property implement a ten-year maintenance-repair-replacement plan for the neon & signage, with funding set-aside in a dedicated account.
- Require Essex Property Trust obtain approval of their proposed "façade restoration program" before being allowed to obtain their Certificate of Occupancy.

A more detailed response, elaborating on the above requests will be submitted before 8 a.m. Wednesday, September 16.

Thank you for your consideration of these matters,



Margot Gerber
President, Board of Directors
Art Deco Society of Los Angeles





HOLLYWOOD HERITAGE, INC.
P.O. Box 2586
Hollywood, CA 90078
(323) 874-4005 • FAX (323) 465-5993

EARL CARROLL THEATRE CONTEXT, SIGNIFICANCE, AND HOLLYWOOD HERITAGE INVOLVEMENT

Hollywood Heritage actively engaged with Essex Property Trust in 2016, advocating for recognition of the significance of the Earl Carroll Theatre building; for restoration of its highly significant neon lighting and its auto entrance porte cochere; and for its parking to maintain economic viability.

The Earl Carroll building was already in 2016 deemed eligible for the National Register, and in a private agreement with Hollywood Heritage Essex agreed to nominate the Earl Carroll as a Cultural Heritage Monument, to restore the highly significant neon lighting, and to record a façade easement.

In the City Planning process to entitle Essex's new apartment building adjacent to the Earl Carroll, the City required a lengthy Historic Structure report process, but further stated that "If the ECT Building becomes a designated Historic-Cultural Monument (HCM), then the aforementioned regulations are voided and the Cultural Heritage Commission shall review proposed exterior and interior alterations in accordance with the Secretary of the Interior Standards." During that entitlement process Essex offered in public hearing the exterior restoration of the Earl Carroll in the amount of \$1.2 million.



Hollywood Heritage, in accordance with our agreement, has provided extensive expertise and assistance to Essex, and has delved deeply into the materials and methods of the building's construction to assist in a Standards-compliant restoration. During the entitlements process, which preceded the Cultural Heritage nomination and recent research, Essex had not yet delved into the significance of many aspects of the building, or its context within architectural and Hollywood history.

What are 3 critical ways to understand the Earl Carroll porte cochere?

Starting in 2015, Hollywood Heritage repeatedly pointed out 3 overriding influences on the Earl Carroll Theatre significance

- **Sunset District—"Sound Capitol of the World"**: The less understood but critical importance of Hollywood's Sunset Boulevard/ Vine Street district was as Hollywood's significant "next act"; radio, sound recording, TV production and broadcasting, plus entertainment venues kept Hollywood front and center. From Hollywood Boulevard as the "Movie Capitol of the World" in the 1920's-30's era, the "next act" was great modern innovations being built-- the Don Lee Studios and Mutual Broadcasting at 1313 Vine; NBC Television Studios; CBS Studios and offices; the Palladium; the Florentine Gardens; and of course the Earl Carroll. On the larger land parcels of Sunset Boulevard, that "next act" was Hollywood as the "Sound Capitol of the World".
- **"Porte cochere"—coach entrance was the "modern" change**: All these properties had cars in common—they were the transition from "walk-up" to "drive up" buildings—a phenomenon so important to Los Angeles history that Survey LA has a separate context statement for it. Hollywood Heritage pointed out in 2015 that "the historic setting of the Earl Carroll building, specifically its relation to parking lots and to its "drive up" entrance, is significantly altered by the (Essex) Project". HHI asked for specific attention to Mitigations for this. Hollywood Heritage's involvement with both CBS and Palladium (and Fran's as architect for 1313 N. Vine) brought this focus to ensure that those complexes retained their auto drop offs correctly in their new construction.
- **New exposition building type**: Buildings from the 1930's on Sunset Blvd. were a radical departure. Hollywood Boulevard's "modern" buildings, of the earlier decade, were densely packed, likely to be Art Deco, vertically massed, and drawing from the 1925 Paris Exposition. By the 1930's era of Earl Carroll, the excitement of transportation was the most fundamental building expression-- with the horizontal "speed whiskers" of streamline moderne wrapping everything from cars to toasters. The closest relative to Earl Carroll is exposition buildings.

Like the 1933 Chicago Century of Progress or the 1939 New York World's Fair, there were unadorned large geometrically composed blocks, mostly window-less, exhilarating with their drama mostly at night- with new advances in neon lighting. Sunset Blvd. buildings – in Hollywood and on the Strip-- made the highly significant transition from street-front entrances to the glamour of a brilliantly lit "drive up" and "drop off" entrances. The intersection of film sets, advances in black and white film, product design, expositions, and the thrill of the future coalesced in magnificent neon-lit buildings, of which the Earl Carroll is maybe Los Angeles' greatest.

1933 Century of Progress



1939 New York World's Fair





Hollywood Heritage believes that the restored Earl Carroll Theatre will rise to be an exemplary example of a type and style of building that has largely been lost to the United States and the world. We welcome the opportunity to contribute to the highest standards of restoration and rehabilitation.

Sincerely,

Richard Adkins
President, Hollywood Heritage, Inc.



Planning CHC <chc@lacity.org>

CULTURAL HERITAGE COMMISSION MEETING, 9/17/20, AGENDA ITEM #5 - EARL CARROLL THEATER, HCM #1136

1 message

randyhaber@aol.com <randyhaber@aol.com>

Tue, Sep 15, 2020 at 1:01 PM

Reply-To: randyhaber@aol.com

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "Craig.Bullock@lacity.org" <Craig.Bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

September 15, 2020

**RE: CULTURAL HERITAGE COMMISSION MEETING,
THURSDAY, SEPTEMBER 17, 2020
Agenda Item #5 – EARL CARROLL THEATRE, HCM #1136**To: Councilmember Mitch O'Farrell
Craig Bullock, Planning Director
Adrian Scot Fine, Los Angeles ConservancyFrom: Randy Haberkamp
978 S. Muirfield Road
Los Angeles, CA 90019
randyhaber@aol.com

I have been following the development of the property surrounding and including the Earl Carroll Theater for several years. I am writing to support the promise of \$1 million promised by the developer to restore and protect the exterior of the Earl Carroll Theatre building. I work in Hollywood and live nearby in the Brookside area, and am very familiar with the history and cultural significance of the neighborhood. I'm very pleased that the Hollywood Paladium and CBS Columbia Square projects have retained their architectural and historical significance even as they have been progressively adapted to new uses. I'm also aware of the contributions that the Pickford Center for Motion Picture Study at [1313 Vine Street](#), the façade retained as part of the Sunset & Vine Northwest project, and the Montalban Theater have made to the fabric of the neighborhood. I think it is important that Hollywood progress, but I also think it imperative that Hollywood not be allowed to become so insensitively developed that it lose the unique style and history that give it its own identity with landmarks and architecture befitting the "Entertainment Capital of the World."

The designation of the Earl Carroll Theatre as a City of Los Angeles Historical Cultural Monument deserves to find its proper recognition with the completion of the agreed façade restoration which will enhance the uniqueness of the neighborhood even while accommodating the growth of the City with its neighboring development. It is important that Hollywood retain its character and not look like every other city.

I thank you for continuing to protect and enhance the cultural fabric of this wonderful city I'm proud to call home.



Subject: 9/17 CHC meeting, Agenda item #5 - EARL CARROLL THEATRE, HCM #11361 message

Richard Schave <schavester@gmail.com>

Tue, Sep 15, 2020 at 1:37 PM

To: chc@lacity.org

Cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, afine@laconservancy.org

Dear Commissioners,

I write to express my support for the proper preservation and restoration of the landmark Earl Carroll Theatre's iconic façade.

I commend the developer's proposed plans for the neon and signage restoration and hope the Commission will reinforce this direction with explicit positive feedback. But, the project commitment was "restoration" to "preserve and protect" the Sunset Boulevard façade.

When Essex Property presented this project to the city, they promised a \$1 Million façade restoration program. The community deserves and expects an Earl Carroll Theatre that looks like a million bucks!

The integrity and condition of the façade is unknown. There are 24 layers of overpainting covering the surface. A true restoration that preserves and protects requires removal of the paint to provide the clean slate for any necessary façade repairs before restoration and addition of the neon signage.

A properly restored façade and recreated neon signage fit to last another 82 years will be a real community benefit.

I'm asking that the Cultural Heritage Commission require that Essex Property remove the 82 years of over-painting, determine and match the original green paint color from 1938, and restore the cement façade before artisans install the neon portrait of Beryl Wallace.

The Cultural Heritage Commissioners should demand a standard of excellence, and require that Essex Property implement a ten-year maintenance-repair-replacement plan for the neon and signage, with funding set-aside in a dedicated account.

Further, the developer should not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Sincerely,^{SEP}

Richard Schave, Cultural Historian, Esotouric



The Earl Carroll Theatre

1 message

Schelley Kiah <spkiah@pacbell.net>

Wed, Sep 16, 2020 at 1:31 AM

To: chc@lacity.org


Cc: Councilmember.Ofarrell@lacity.org, Craig.Bullock@lacity.org

I am requesting the Cultural Heritage Commission require Essex Property to remove the over-paint and restore the facade. **Give us a restored facade that will last another 82 years!**

The Cultural Heritage Commissioners should demand a standard of excellence; and require Essex Property implement a **ten-year maintenance-repair-replacement plan** for the neon & signage, with funding set-aside in a dedicated account.

This developer should not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Kind regards

Sent from  ...



Planning CHC <chc@lacity.org>

Please Protect the Earl Carroll Theatre! CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020 Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Beverly Grove Neighborhood <savebeverlygrove@gmail.com>

Wed, Sep 16, 2020 at 10:10 AM

To: Planning CHC <chc@lacity.org>

Cc: Mitch O'Farrell <councilmember.ofarrell@lacity.org>, Craig.Bullock@lacity.org, Adrian Scott Fine <afine@laconservancy.org>

Please protect the Earl Carroll Theatre.

This treasure of Hollywood needs the protection of a ten-year maintenance-repair-replacement plan for the neon & signage. The funding for this plan should be set-aside in a dedicated account.

The developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Our City deserves a restored landmark that will last another 82 years.

Thank you,

Steven Luftman
Los Angeles, CA



Planning CHC <chc@lacity.org>

Cultural Heritage Commission Meeting - Earl Carroll Theatre - Thursday, Sept 17, 2020

1 message

Mann, Sheila (NBCUniversal) <Sheila.Mann@nbcuni.com>
To: "chc@lacity.org" <chc@lacity.org>

Tue, Sep 15, 2020 at 11:13 AM

FOR THE: CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020 Agenda Item #5 – EARL CARROLL THEATRE, HCM #1136

Hi Cultural Heritage Commission,

My name is Sheila Mann and I am a resident of Los Angeles. I am contacting you to express my wishes and support for the Earl Carroll Theatre's façade to remain historically in-tact throughout the Essex Property Trust construction project. I want to make sure Essex Property Trust fulfills their commitment to the restoration and preservation of this invaluable landmark. Please let me know if you would like any additional comments. If it fits into my work schedule I plan on giving a verbal comment at the meeting.

Sincerely,

Sheila Mann

Senior Financial Analyst

Financial Contract Administration

Filmed Entertainment Group

NBCUniversal | O: 818-777-4588





Please insist on an authentic preservation of the Earl Carroll Theatre in Hollywood

1 message

Tim Morawetz <tim@artdecotoronto.ca>

Mon, Sep 14, 2020 at 3:54 PM

To: chc@lacity.org

Cc: councilmember.ofarrell@lacity.org, Craig.Bullock@lacity.org, afine@laconservancy.org, Mitzi March Mogul <ArtDeco@adsla.org>

Dear Members of the Cultural Heritage Commission:

As a leading authority on Art Deco architecture in Canada, I am writing to lend my support to those from the Art Deco Society of Los Angeles and others in your community who are urging you to ensure that the exterior of the Earl Carroll Theatre – designated a City of Los Angeles Historic Cultural Monument in 2016 – be **authentically restored** by Essex Property Trust in order that this important building's facade, lighting and signage retain their original character for decades to come.

Specifically, I urge the Cultural Heritage Commission to:

- Require that Essex Property Trust remove the many layers of over-paint and properly restore the facade;
- Conduct their restoration work to a standard of excellence;
- Implement a ten-year maintenance-repair-replacement plan for the neon & signage, with funding set aside in a dedicated account.

Finally, I ask that the developer not be allowed to obtain their Certificate of Occupancy until the Commission has approved their proposed "façade restoration program."

Thanks in advance for your efforts to help preserve your city's Art Deco architectural character. LA is one of the world's most important centres for this wonderful style of design... please continue your good work to ensure this reputation remains intact.

Respectfully,

Tim Morawetz, Toronto

* * * * *

Tim Morawetz

Author: *Art Deco Architecture Across Canada* (order online www.glue-to.com/artdecoarchbook)

[**NOMINEE**, 2018 Heritage Toronto Awards, Historical Writing: Book category]

Author: *Art Deco Architecture in Toronto*

[**AWARD OF MERIT winner**, 2010 Heritage Toronto Awards, Book category]

E tim@artdecotoronto.ca | W [glue-to.com/artdecoarchbook](http://www.glue-to.com/artdecoarchbook)

Twitter @ArtDecoTim | Facebook @ArtDecoArchCanada





Planning CHC <chc@lacity.org>

CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020

Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Tony Villanueva <vtonythetiger@gmail.com>

Tue, Sep 15, 2020 at 8:39 AM

To: chc@lacity.org

Cc: Mitch O'Farrell <councilmember.ofarrell@lacity.org>, Craig.Bullock@lacity.org, "afine@laconservancy.org" <afine@laconservancy.org>

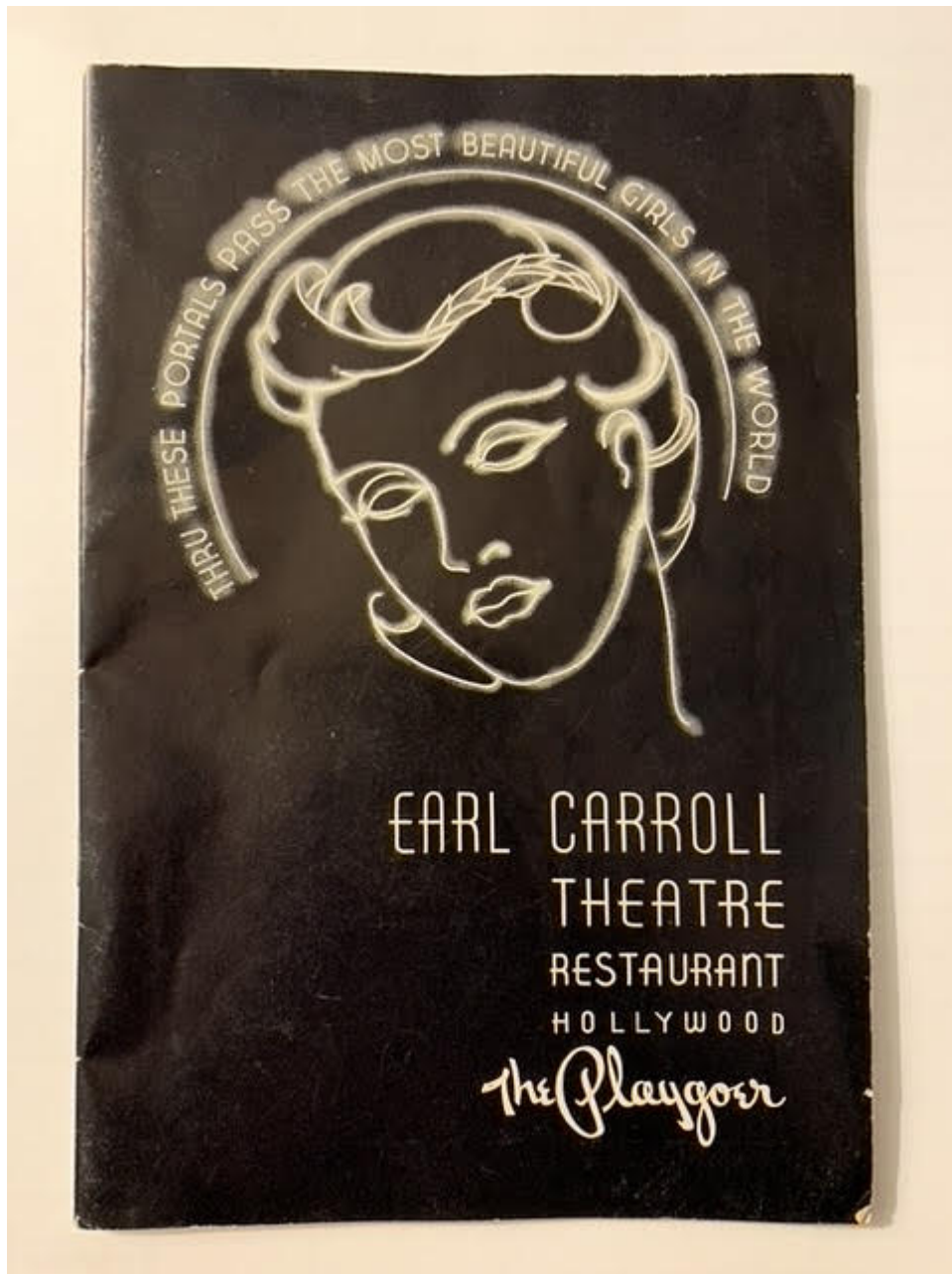
Dear Ladies and Gentlemen of the Cultural Heritage Commission,

It is so very exciting to know that Essex Property Trust is working hard to restore the Historic Earl Carroll Theatre to its original 1938 splendor. Because of the age of the building I am respectfully requesting that you hold Essex Property to their promise of a 1 million dollar investment to "restore, preserve AND protect" specifically the landmark facade of the building. First remove the layers of paint applied over 82 years, to inspect the condition/integrity of the facade before the addition of the new "Beryl Wallace" Neon Lighting that the Earl Carroll was famous for.

In addition, a 10 year maintenance/repair plan with funding set aside in a dedicated account would be essential to guarantee the longevity and appearance of the investment in the magnificently restored exterior neon signage.

Thanks You for your dedication to Hollywood History.

Tony Villanueva
Hollywood CA





HOLLYWOOD HERITAGE, INC.
P.O. Box 2586
Hollywood, CA 90078
(323) 874-4005 • FAX (323) 465-5993

Agenda #5 – Earl Carroll Theatre – 9.17.20

To the Cultural Heritage Commission:

Hollywood Heritage thanks you and the Commission for your expert attention to the restoration of the Earl Carroll Theatre. We expect that when it is restored, it will likely be one of the most noted, iconic, instagrammed, unusual structures in our City. It also may be the only remaining building of its type and style in the country. Some say the world.

Is Commission review required by entitlements? Essex processed City Planning entitlements and bonuses in 2016 for their new construction of an apartment building at 6240 Sunset Blvd.

- August 26, 2016 “technical corrections and modifications” (CF 16-0771) were processed by City Planning “If the ECT Building becomes a designated Historical Cultural Monument (HCM), the aforementioned regulations are voided and the Cultural Heritage Commission shall review proposed exterior and interior alterations in accordance with the Secretary of the Interior Standards for Rehabilitation.” These were attached as “D” limitations to the properties’ zoning ordinance.
- Sept. 15, 2016: The final published Ordinance for the entitlements on page Q 10 showed both an historic Mitigation Measure, and the requirement for CHC review in the “D” limitations.

New research and insights since HCM approved in 2016: The CHC heard the Earl Carroll Theatre HCM case on September 1, 2016, and the monument was listed on Dec, 7, 2016. Subsequently many important insights have been added to the initial understanding—such as “missing significant features” being fundamental to understanding character-defining features. The role of color and neon night lighting in making this building a breakthrough architectural achievement, and the deft façade modeling of the increasing width concrete panels at the Sunset façade, suggesting movement, are genius techniques unknown in Los Angeles before or after.

Hollywood Heritage has cooperated highly Essex and their preservation team. We see significant progress in the research, and look forward to having input and continuing to assist in completing needed drawings and specifications for the exterior restoration.

Applicability of early Essex renderings and discussions to this current HCM alterations: In 2015 Essex developed renderings and concepts for the street frontage of the Sunset Blvd for their EIR, long before there was any detailed preservation knowledge of the Earl

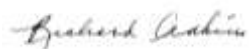
Carroll Theatre. Referring back to these concepts shortchanges the possibility for better solutions.

Other historic review requirements in EIR/VTT Mitigation Measures: The EIR for the apartments had mitigation measures required prior to issuance of permits:

- June 9, 2016: Essex EIR was certified by the City Planning Commission, including a Mitigation Measure MM-HIS-1 to hire a qualified preservation consultant to review project plans, including exterior, for conformance with the Secretary of the Interior Standards, and provide a memorandum for review and approval prior to issuance of a building permit to the Office of Historic Resources. OHR may require an Historic Structures Report.
- April 17, 2017 Essex processed a VTT to allow conversion to condominiums, and City Planning repeated the original EIR mitigation MM-HIS-1 (because the VTT had no environmental review).

Continuing work needed: Hollywood Heritage sees that portions of the research and drawings are ready, such as the neon, which is admirably documented with full shop drawings. But a cohesive set of drawings and specifications for review are not yet available.

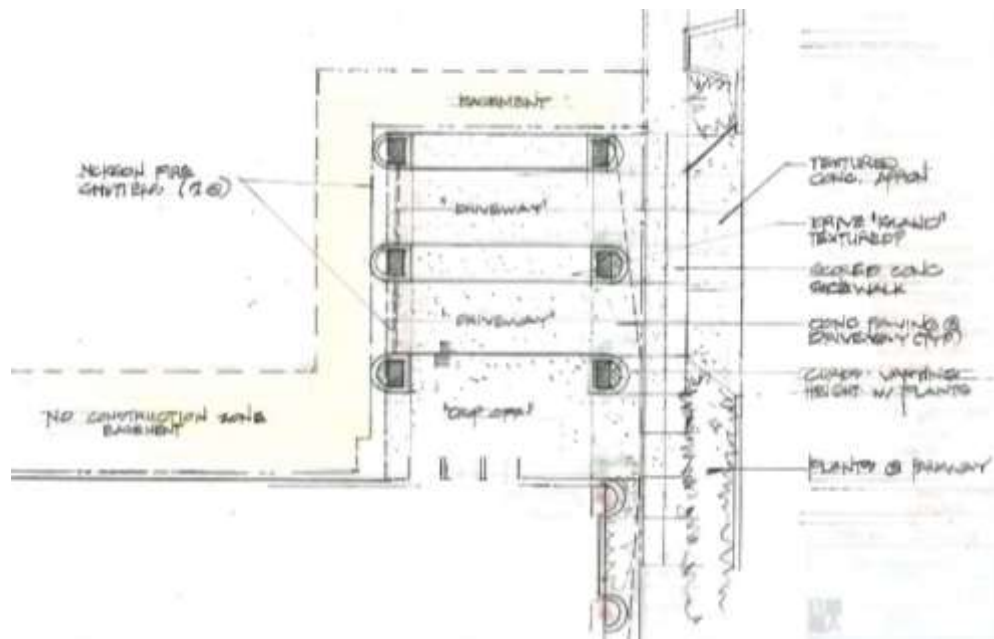
- Pedestrian “plaza” and conjectural gates replacing driveways: HHI is working with Essex in-depth to develop acceptable concepts for pedestrianization of the auto entrance driveways, to improve on prior City Planning approvals for fake Art Deco paving and adding highly visible new gates at the porte cochere, plus Mckeeon fire shutters with surface-mounted operating equipment. No renderings have been shared to make this all clear.
- Proposed removal of existing driveways critical to understanding the auto-entry to Earl Carroll. The reference is the case file for the apartments requiring closing driveways is in the VTT Page 31 Condition S3_“**Prior to recordation of the final map, or with construction suitably guaranteed** (e.g. a bond) “Close any unused driveways satisfactory to the City engineer”. There is time to resolve this.
- 4 tone paint: While preservation often doesn’t dwell on paint colors, in this instance the light and shadow of differing paint colors was fundamental to the impact of the exposition type building. Testing wasn’t done in the locations disclosed through photo evidence for the 4 paint colors which are essential to seeing the Sunset façade.
- Paint adhesion: Repainting may fail owing to incompatibility with recent movie paint and with historic changes in paint chemistry
- Paint selection: Outdoor paint color selection to match the findings of on-site tests can’t be finalized without seeing large on site samples.—commercial paint products vary outdoors, and matching to a paint analysis requires sampling.
- Concrete testing: Unclear what was done
- Vitrolite: The intention for replacement materials for the structural glass and visual testing isn’t done to our knowledge. We also observe that the structural design for the porte cochere will interfere with Vitrolite adhesion
- Storefront and entrance doors: The approach to storefront at our last meeting seemed incorrect, and we have seen no drawings for the entrance doors with the profiles appropriate to this era



Richard Arthur, President, Hollywood Heritage, Inc







ESSEX

PROPERTY TRUST, INC.

Essex Hollywood



Earl Carroll Theatre Preservation and Façade Restoration Overview

Project Schedule

Key Milestones of Community Outreach

ECT Historic Resources Assessment Report	February, 2015
ECT Historic Cultural Monument Application Submittal	February, 2015
Hollywood Heritage ECT Preservation Agreement	May, 2016
ECT Historic Cultural Monument Consideration Hearing	July, 2016
Cultural Heritage Commission HCM Recommendation to Council	September, 2016
City Council Hearing HCM Approval	December, 2016
Community Outreach w/ Hollywood Heritage, Los Angeles Conservancy, Council Office 13, and other respected groups.	3Q, 2014 to 4Q, 2016
Nickelodeon Lease Expiration	December, 2016
Final Project Design	4Q16 to 3Q17
ECT Façade Design and Engineering	3Q17 to 4Q17
ECT Façade Restoration	Prior to Occupancy

Additional Earl Carroll Theater (ECT) Enhancements

- **Primary Objectives:**
 - Retain integrity and protect the ECT Building, recognized as a significant historical resource, beyond requirements under the California Environmental Quality Act (CEQA).
 - Support continued operation as a television production studio, a similar studio use, or use as creative office.
 - 70 parking spaces designated for the ECT Building within the new building parking garage.
 - Preserve rear loading area and gate access along Leland for loading of materials and equipment that service the ECT Building.
- **Designated the ECT as a City of Los Angeles Historic-Cultural Monument (LAHCM).** Property was evaluated based on the City's Cultural Heritage Ordinance.
- **\$1 Million Façade restoration program to preserve and protect the ECT Building exterior.** Intended to restore the historic appearance of the ECT Building including restoration of concrete, exterior elements, and restoring exterior lighting using state-of-the-art neon technology, or LED alternative, while providing for an authentic experience of the historic ECT Building. Including the Beryl Wallace image and the vertical lighting strips, along with historic building signage.
- **Façade Easement.** Façade easement for the preservation of the Sunset Boulevard façade will be recorded upon façade restoration work commencing. Separate porte-cochere easement.
- **[D] Condition.** The project zoning approval includes a [D] Condition that limits the floor area to evaluation in the EIR for the proposed seven story building and the ECT Building.
- **Sign Program Review.** Provides guidelines for the storefronts in the new building, as well as guidelines for the ECT Building should a change of use occur in the future. Ensure all signs are compatible with the historical character of the ECT Building and Morgan Camera Shop.

Additional Earl Carroll Theater (ECT) Enhancements

- **Primary Objectives:**
 - Retain integrity and protect the ECT Building, recognized as a significant historical resource, beyond requirements under the California Environmental Quality Act (CEQA).
 - Support continued operation as a television production studio, a similar studio use, or use as creative office.
 - 70 parking spaces designated for the ECT Building within the new building parking garage.
 - Preserve rear loading area and gate access along Leland for loading of materials and equipment that service the ECT Building.
- **Designated the ECT as a City of Los Angeles Historic-Cultural Monument (LAHCM).** Property was evaluated based on the City's Cultural Heritage Ordinance.
- **\$1 Million Façade restoration program to preserve and protect the ECT Building exterior.** Intended to restore the historic appearance of the ECT Building including restoration of concrete, exterior elements, and restoring exterior lighting using state-of-the-art neon technology, or LED alternative, while providing for an authentic experience of the historic ECT Building. Including the Beryl Wallace image and the vertical lighting strips, along with historic building signage.
- **Façade Easement.** Façade easement for the preservation of the Sunset Boulevard façade will be recorded upon façade restoration work commencing. Separate porte-cochere easement.
- **[D] Condition.** The project zoning approval includes a [D] Condition that limits the floor area to evaluation in the EIR for the proposed seven story building and the ECT Building.
- **Sign Program Review.** Provides guidelines for the storefronts in the new building, as well as guidelines for the ECT Building should a change of use occur in the future. Ensure all signs are compatible with the historical character of the ECT Building and Morgan Camera Shop.

14

Cultural Heritage Commission – September 17, 2020
Agenda item #5 - EARL CARROLL THEATRE -HCM 1136

Essex Property Trust's Planning, PLUM, City Council Entitlements Hearing(s) Presentation package used in gaining Approval for their Earl Carroll Theatre adjacent mixed-use project.

The **Cultural Heritage Commission** **must** hold **Essex Property Trust** accountable for the community benefit pledged during the Planning Entitlements process in exchange for Approval of their new construction project.

Maurice J. Girodo
Los Angeles, CA 90068

ESSEX

PROPERTY TRUST, INC.

Essex Hollywood



Earl Carroll Theatre Preservation and Façade Restoration Overview



Planning CHC <chc@lacity.org>

Fw: CULTURAL HERITAGE COMMISSION MEETING THURSDAY, SEPTEMBER 17, 2020 Agenda item #5 - EARL CARROLL THEATRE, HCM #1136

1 message

Susan Craig Winsberg <susan@craigrecords.com>

Wed, Sep 16, 2020 at 1:37 PM

To: "chc@lacity.org" <chc@lacity.org>

Cc: "councilmember.ofarrell@lacity.org" <councilmember.ofarrell@lacity.org>, "Craig.Bullock@lacity.org" <Craig.Bullock@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear commissioners of the CHC,

Regarding the historic Earl Carroll Theater, HCM #1136, we of the Franklin Corridor Coalition request the Cultural Heritage Commission require Essex Property to remove the over-paint and restore the façade. **Give us a restored façade that will last another 82 years!**

We request the Cultural Heritage Commissioners demand a standard of excellence, and require Essex Property implement a **ten-year maintenance-repair-replacement plan** for the neon & signage, with funding set aside in a dedicated account.

We request that the developer not be allowed to obtain their Certificate of Occupancy until approval of their proposed "façade restoration program" has been granted by the Cultural Heritage Commission.

Please make sure this restoration is done CORRECTLY. Thank you.

Sincerely,
Susan Craig Winsberg
President
Franklin Corridor Coalition

DAY OF HEARING SUBMISSIONS

September 17, 2020

RE: Lincoln Heights HPOZ Boundary Change

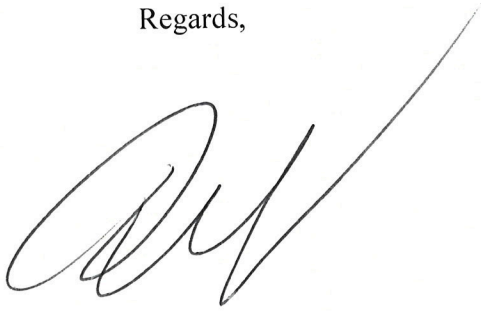
Dear Commissioners,

I am requesting that the Cultural Heritage Commission support the proposed boundary change to the Lincoln Height's Historic Preservation Overlay Zone expand the HPOZ boundary to include 2429, 2435, 2439, 2445 and 2455 N. Thomas Street as a Contributing Element's in the HPOZ.

Lincoln Heights, like many eastside communities in particular, is fighting against demolition and neglect of many historic properties – almost on a daily basis.

I believe the above mentioned properties, do in fact, meet the criteria as contributing properties for an HPOZ area and should be taken “under the wing” of the expanded HPOZ boundary in Lincoln Height's to ensure their protection so they will be here for future generations to come.

Regards,



David Silvas M.B.A, Author
International Real Estate Advisor

+1 (310) 461-4311
David.Silvas@EVUSA.com
www.DavidSilvas.EVUSA.com
DRE #02002947