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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.

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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



Planning CHC <chc@lacity.org>

Hollywood Heritage letter to Commission President Barron - Earl Carroll Theatre

1 message

John Girodo <jgirodo@gmail.com>

Mon, Sep 28, 2020 at 5:05 AM

To: Planning CHC <chc@lacity.org>

Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Rachael Stoddard <RStoddard@essex.com>, Hollywood Heritage <hollywood.heritage1980@gmail.com>

To: Commission President Richard Barron**re:** Earl Carroll Theatre - Cultural Heritage Commission subcommittee**>Cultural Heritage Commission President Richard Barron,**

Hollywood Heritage applauds the Cultural Heritage Commission formation of the **Earl Carroll Theatre Commissioners subcommittee**.

Essex Property and Hollywood Heritage are actively, productively engaged in implementation of our private Earl Carroll Theatre restoration & rehabilitation Agreement (memorialized in 2016).

Hollywood Heritage has enthusiastically provided extensive expertise and critical assistance to Essex Property; and has delved deeply into the materials and methods of the building's construction to assist in a Standards-compliant restoration.

Significant progress has been achieved and we look forward to providing continuing input for the exterior restoration.

Is the Commissioners subcommittee an opportunity for our organization to contribute? Is it within protocol to be inclusive of Hollywood Heritage?

Hollywood Heritage believes having segregated channels of input could potentially be counterproductive to an efficient/expedient process for Essex Property, as well as the best outcome for the Historic Resource and the invested Community.

Thank you for your consideration.

John Girodo

Project Lead, Earl Carroll Theatre

Hollywood Heritage, Inc. / Art Deco Society of Los Angeles

=====



Planning CHC <chc@lacity.org>

Support for CHC-2020-5209-HCM/CHC-2020-5211-HCM

1 message

Anthea Raymond <lariverbeach@gmail.com>
To: chc@lacity.org

Mon, Sep 28, 2020 at 1:56 PM

Greetings:

I write to you as a property owner in still heavily Chicano Cypress Park and as an individual deeply engaged with a variety of our communities, especially those surrounding the Glendale Narrows of the Los Angeles River.

Chicano identity is at the core of much of what happens here. It is certainly central to thinking about the future of the Los Angeles River and how it will serve those who have helped raise awareness of it.

The two buildings you will consider Thursday for Historic Cultural Monument status, 5337-5341 Figueroa and 5605-5607 Figueroa, store important memories of these roots of the movement raising awareness of and preserving Chicano identity.

For reasons both historic and contemporary, I urge you to vote in favor of these designations. Too much NELA history around a variety of ethnic communities that have shaped it has disappeared. Let's not let this evaporate too.

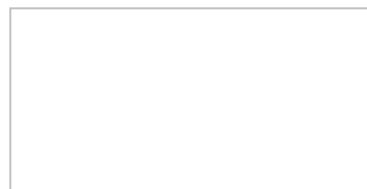
Cordially,

--

Anthea Raymond - JD MBA

Beach Commissioner
County of Los Angeles
Department of Beaches and Harbors

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Program Director, Glendale Narrows
LA River Expeditions
<http://www.lariverexpeditions.org>

2 attachments

COUNTY OF LOS ANGELES
DEPARTMENT OF
**BEACHES
& HARBORS**
Caring for Your Coast

image001.png
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9/28/2020

City of Los Angeles Mail - Support for CHC-2020-5209-HCM/CHC-2020-5211-HCM



LARivX_logo_signatures.jpg

6K



Planning CHC <chc@lacity.org>

Centro de Arte Publico CHC-2020-5209-HCM; and Mechicano Art Center CHC-2020-5211-HCM

1 message

Sandra Rodriguez <sandra@shinbrotfirm.com>
To: chc@lacity.org

Mon, Sep 28, 2020 at 4:50 PM

"We are in support of preserving Chicano history and culture in HLP, NELA and the Eastside of LA!"

Sandra Rodriguez



Planning CHC <chc@lacity.org>

Letter of Support for 1055 S. Walker Avenue in San Pedro

1 message

sskacan@aol.com <sskacan@aol.com>

Mon, Sep 21, 2020 at 10:31 AM

Reply-To: sskacan@aol.com

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

Attn: Commission Secretary
Cultural Heritage Commission
[200 North Spring Street, Room 272](#)
[Los Angeles, CA 90012](#)
RE: Landmark designation of [1055 S. Walker Avenue](#)

Dear Commission Secretary,

My name is Sabrina Skacan and I grew up in a home just steps away from the "Castle," which is located at [1055 S. Walker Avenue](#) in San Pedro, California, 90731. Stanley Adler is a childhood friend and I was thrilled when he mentioned, confidentially, that the Castle was under consideration as a historic landmark.

Please accept my letter as support of the nomination of the Castle as a historic monument!

Combining its eye-catching beauty and historic association with Admiral Chester Nimitz when he was stationed in San Pedro, the Castle has always enjoyed popular notoriety. The Castle is a landmark in the hearts and minds of our neighborhood, and is a point of interest to the many who drive pass, slowly, in order to get a good look at the beautiful building. Growing up, whenever I told people I lived on Walker Avenue, the usual response was near the Castle? The Adler family has preserved the Castle for decades and it is just as lovely now as it was when my parents bought their home in 1968—a chief reason they selected this neighborhood.

I certainly hope the Cultural Heritage Commission recognizes the great the historic and cultural merits of the Castle as all of us already do. Please contact me should you need any additional information.

Kind regards,
Sabrina Skacan
[1023 S. Walker Avenue](#)
[San Pedro, CA 90731](#)
[sskacan@aol.com](#)

Letter of Support attached.

**The Castle Letter of Support.docx**

13K



September 22, 2020

Cultural Heritage Commission
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Re: Historic-Cultural Monument Nomination - Taix French Restaurant; 1911 W. Sunset Blvd.

Honorable Members of the Cultural Heritage Commission:

My family and I are so gratified by the community's interest in helping us continue the legacy of the Taix Restaurant. I am writing to introduce the Cultural Heritage Commission to my family's plan to preserve the Taix Restaurant and to ask that you support it.

My family created the Taix French Restaurant, and through our cooking and hospitality, have made it something dear to the hearts of Angelinos for now close to one hundred years. Our entrepreneurship and perseverance has stewarded and preserved Taix through the Great Depression, through World II, several recessions, the federal government's condemnation of our original downtown location, urban decline, numerous remodelings, and periodic changes in public taste. Well before the current pandemic, it became clear to us that Taix cannot continue in its current format and premises, and so – to enable us to continue our business – we created the plan described below.

Preserving the legacy of the Taix Restaurant is not a matter of bricks and mortar. It is a matter of restaurant economics and changing public tastes to which we must respond. Though we acknowledge the well-meaning intentions of the Silver Lake Heritage Trust and the Los Angeles Conservancy, preserving Taix is not something that can be accomplished with the tools of architectural history or by designating it as a City Historic-Cultural Monument. Indeed, well-meaning intentions can have negative and unintended consequences which could put an end to the Taix Restaurant if the City does not act with careful consideration.

The City of Los Angeles has recognized Taix for its importance as a legacy business before (see Exhibit A), and we have no objection to our restaurant's site being recognized as a Historic-Cultural Monument if it is done properly and in a manner that allows us to evolve so that we can preserve and continue our business. And so, we ask that in considering the application before it, the Commission support our plan, and – if the Commission does nothing else – it observe the primary dictate of the Hippocratic Oath: "Do No Harm."

Accordingly, for the reasons discussed in more detail below, on behalf of our family I respectfully request, that if the Commission chooses to recommend that Taix French Restaurant



be added to the City's list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant (and not the existing building) and that the Commission find that:

1. The Taix French Restaurant exemplifies significant contributions to the broad cultural, economic or social history of the City and state of California;
2. The primary significance of Taix French Restaurant as a historic-cultural resource is as a commercial use and legacy business that has been dear to the hearts Angelinos for almost 100 years despite many changes in its location, premises, décor, format, and menu;
3. Preservation of the Taix French Restaurant as a historic-cultural resource requires that it be able to respond to economic and social challenges that compel changes in its current physical premises;
4. The Taix family preservation plan will enable the continuation of Taix French Restaurant at its present site, and includes character-defining interior and exterior features that will continue to convey the historical significance of the restaurant and justify the inclusion of its site on the City's list of Historic-Cultural Monuments.

A. Taix's Present Circumstances

a. Taix's Cultural Significance is not in Current Building

The cultural significance of the Taix Restaurant is most assuredly not the building in which it is located or our tenant improvements, and the application filed by Silver Lake Heritage does not contend that it is:

"Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles. The dining establishment has remained in continuous operation between 1927 and the present in its two locations, and remains one of the city's most iconic and beloved local businesses, as well as one of the last vestiges of historic Frenchtown."

The Historic Resource Group's accompanying report concedes considering how to address Taix as a legacy business resource is complex because *"evaluating properties that are **significant for their use** is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance."* HRB goes on to recognize that long-lived businesses often have a social – "intangible" – importance rather than a physical or architectural significance:



*“In Los Angeles and elsewhere, well-established and long-lived businesses take on important social qualities and often, over time, they organically mature into iconic and revered cultural institutions. Their endurance becomes ingrained into a community’s collective memory and plays an integral role in defining a community’s sense of cultural and commercial identity. Businesses such as these “have the power to bring people together, provide a sense of continuity with the past, and lend [cities] a rich and layered identity” that is rooted in aspects of their history. **Though the reasons belying their significance are typically rooted in tradition, culture, and other intangible qualities, these businesses are important because they build a very tangible bridge linking the present with the past.**”*

b. Taix Cannot Continue In Its Present Building and Format

The truth is that Taix cannot continue in its present building and format. Indeed, while some may find that our premises evoke a certain nostalgia, Taix’s over-sized and aged building and infrastructure – and the property taxes, operational, staffing, maintenance and insurance costs associated with them – as well as changing public tastes, would have led to Taix’s closure had our family not adopted the preservation plan that we are asking your Commission to support. Put simply, Taix is no longer profitable and its premises are a white elephant.

Even before the COVID-19 public health emergency, our facilities (particularly our extensive banquet facilities) were significantly under-patronized due to increased competition and changing public habits. We no longer need, and cannot afford, a large parking lot, when more and more of our patrons are using Uber and Lyft. Organizations that used to meet in our banquet rooms weekly or monthly are now far and few between, and most no longer exist. We are now long-past the point where Taix’s operating revenue is able to support this unnecessary overhead.

Maintaining and insuring our aged-infrastructure consumes a major portion of our reduced revenue. Even if we could snap our fingers and down-size the restaurant and our property, millions of dollars would be required to accomplish the build-out we require and provide capital to restart the business – millions of dollars which the non-existent profits of the restaurant cannot provide. Needless to say, the public’s affection and civic recognition cannot provide those dollars either.

In 2018, we realized that in order to continue Taix, the best course for us would be to sell the property to a user that would help us continue at our current site, in a new ‘right-sized’ format, with new infrastructure. We carefully examined over a dozen developers, and we ultimately decided to move forward with Holland Partner Group, to whom we sold the property in the summer of 2019. HPG has a history of building quality and thoughtful developments throughout Los Angeles and Southern California. Their vision of what this corner of Echo Park could be, with placemaking and the additional energy housing provides, were aligned with the



ideas we had to renew and continue Taix. And together, we began planning the next “new Taix.”

Moreover, the structure of our transaction with HPG saved us. Although the restaurant is no longer profitable, HPG has enabled us to stay open by relieving us of the burden of mortgage debt, property taxes and insurance, and by giving us free rent. The last few months of the COVID 19 public health emergency have further reinforced the long term need to adjust our business plans. Sales have significantly dropped, and even at zero rent, the cost of operating the restaurant is not nearly being covered. The easy thing to do for us is give up, but we are not doing that.

B. Taix Has Continually Changed Since Its Founding

Those who may believe it is necessary to ‘freeze’ Taix in time in order to preserve are not sufficiently acquainted with our actual history, and do not understand what our restaurant is as a cultural resource. As entrepreneurs, our family business has had to adapt over and over again in order to survive. Indeed, in 1962, aware that the federal government would soon ‘condemn’ our original downtown premises, my grandfather took the risky step of moving what was already a City institution to ‘new’ premises in Echo Park and – on top of that – he changed the restaurant’s format from family-style dining to entrée menu service. But, notwithstanding the dramatic changes in locale, décor, menu and service that took place, the public recognized that granddad had preserved what was essential in “Taix.” As the LA Times reported:

Original Bargain Duplicated¹

The family and I finally got around to trying what some people call “The new Taix.” It is at 1911 Sunset Boulevard, just east of Alvarado Street, and its true name is Les Freres Taix. It is the old Botwin’s Café and is somewhat décor-dash wise, a far cry from the original Taix down on Commercial Street – tufted leather booths, carpeting, table cloths, and attractive waitresses rather than 80-year-old waiters. Incidentally, the original Taix is still in business, hasn’t yet been bulldozed as a lot of people seem to think. Anyway, at the so-called “new Taix” you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee – all for \$2.25. It is not exactly a gourmet repast. But, you can’t beat the price. What’s more, they have a red Mountain Wine for 90 cents a half bottle (by Louis Martini) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family, or to takeout the girl friend on the night before payday, this in one of the town’s better bargains.

¹ Los Angeles Times, Sunday, November 3, 1963.



Moreover, the changes did not stop in 1962. We have never stood still; no service business can afford to do so. In 1969, we undertook a major renovation that included adding banquet rooms, a wine shop and cellar, the porte cochere, a parking lot, a new bar and the cocktail lounge. The 1970s brought a more continental menu and saw the onset of neighborhood blight. In the 1980s, continental cuisine began to fall out of public favor. We changed our menu, began a room-by-room remodeling to impart an older look to our restaurant, and closed our wine shop. That process continued into the 1990's and 2000's, when we added many older-looking features such as tin ceilings, patinaed mirrored walls, more brick wainscoting, antique-style light fixtures, changed booth layouts and covering, and wood paneling. Little today is left from the 1969 renovation – but our family's legacy business continues to be recognized by the public.

C. Our Preservation Plan

There are four key components of our family's preservation plan for Taix: (1) remain at our site; (2) off-load overhead that the restaurant can no longer support; (3) move into right-sized premises with new infrastructure; and (4) retain our identity while responding to current public tastes and preferences. Our sale to HPG has enabled us to accomplish the first two objectives. The other two components of our plan are discussed in more detail below.

a. Right-Sized Premises with New Infrastructure

As explained earlier, it is not economically feasible to continue to operate in our current premises. Therefore, every plan we have considered requires that Taix be reborn into a smaller, approximately 5,000 square foot footprint with new kitchen, storage, and HVAC facilities. Retaining our aged existing building, and its inefficient and outmoded layout, would be fundamentally incompatible with this objective.

Working with HPG, we developed a plan to renew Taix into a new right-sized restaurant facility. Because the conventional preservation approach often involves some recognition of a building's existing edifice, our initial plan proposed fronting the new building with our current faux-Normandy Sunset Boulevard elevation. See Exhibit B. But frankly, that plan pleased no one: not City Planners who wanted to see us activate our stagnant Sunset Boulevard and make it pedestrian friendly; not local stakeholders who told us that retaining what they considered a kitschy, rather tired 'screen set' would be an empty gesture that added nothing to the community; and not preservation voices who are uncomfortable with the idea of new construction. We were asked to think instead about the importance of our site in relation to surrounding properties and the street grid, and how redevelopment of our site could benefit the community over the decades to come. So together with HPG, we went back to the drawing board.



b. Taix In its New Context

Together with HPG, over the next year we engaged with a “design council” of local stakeholders brought together by Councilmember O’Farrell. Through a series of design iterations (see Exhibit C) we were ultimately asked to create a pedestrian paseo through the Project from Reservoir and Liberty Streets to Sunset Boulevard that would provide a visual corridor through to Park Avenue and Echo Park to the south.

The resultant transit and pedestrian-friendly development provides 5,500 square feet of new restaurant space for Taix to continue in its current location and footprint, an additional 7,500 square feet of ground floor retail space that will activate the paseo and Sunset Boulevard, and 166 residential units (including 24 units reserved for very low income households).

A second pedestrian paseo will connect the main Project paseo to the Edendale Branch Library (whose parking and primary entrance is from Alvarado Street) transforming our property into the “hub” of the neighborhood – with Taix at its very center. Our shared property line with the library will include four “walk-up” units and a large scale mural.

Our schematic designs have been shared with the Echo Park Improvement Association and the Echo Park Neighborhood Council, who ultimately asked us to finish it with architecture that would be “of Echo Park, and for Echo Park.”

With this direction, the design team explored the Echo Park neighborhood, looking to strong examples of early 20th century architecture nearby. The traditional architecture, with pronounced top, middle and bottom horizontal separations, unique storefront street frontages, fire escape balconies and selective uses of arched windows were common themes that the team embraced in the Taix design. Further, given the architectural period of inspiration, pictures of the original Taix building in downtown LA offered direction as well. See Exhibit D. With the black framed storefront and red canopies overhead, the new Taix design now provides a distinct nod to the original home of the restaurant. See Exhibit E.

c. The “New Taix”

At the center of all this will be the “New Taix” – right -sized , designed to respond to current public tastes, planned with efficiency in mind, and finished in an aesthetic that will provide a familiar experience to our long time patrons. Those patrons will be greeted with an adaptation of the storefront that graced our original downtown premises flanked by our existing "Cocktails" sign. The “New Taix” will remain on its existing site, along Sunset, with its footprint occupying approximately the same position as our bar lounge today.

Therefore, when we reopen, our patrons will find us just where we were...



The new Taix will be comprised of approximately 5,500 square feet broken into multiple interior rooms, with an adjoining 1,500 square foot outdoor dining patio along the Project's new pedestrian paseo that will connect Sunset Boulevard to Reservoir Street. See Exhibit F. Our new indoor/outdoor format will respond to the public's desire to enjoy the popular California outdoor dining experience so much in demand while sheltering diners from the hubbub of traffic along Sunset. See Exhibit G. The outdoor patio will be directly integrated into the restaurant's interior via operable window-door assemblies that will allow light into Taix's interior, and allow our interior space to seamlessly flow into the outdoor environment.

Inside, we will retain Taix's feel and sense of place by reusing our beloved Cherrywood bar top, along with our trademark patinaed mirrors lining the wall behind the bar. See Exhibit H. Much of the restaurant's ceiling will be covered with a faux-tin ceiling tile similar in style to that found in our dining rooms today. The bar room walls will be lined with half a dozen booths, with the center of the bar room housing tables that can be moved and adjusted as the occasion demands.

Further back in the restaurant, there will be a darker and more intimate space for another dozen horseshoe, Pullman and circular booths like we have today. This space is conceived to embrace the darker "speak-easy" experience many of our current patrons enjoy. Patinaed mirror treatment along the walls and the faux tin tiles on the ceiling provide the depth of material to accent the plush booth benches that wrap the perimeter of this room.

Beyond this space, a small private dining room can be accessed designed for more intimate parties of approximately a dozen guests, with the restrooms and operations office further down the corridor. The kitchen, back of house and associated storage will be positioned in the center of our space with a backdoor that leads directly to an off-street loading zone and a secure and ventilated commercial trash room.

D. Conclusion

As the City Council Resolution presented to us on the occasion of our 60th anniversary noted,

"WHEREAS CIRCUMSTANCES, TIME AND PLACES HAVE CHANGED DURING THE PAST SIX DECADES, BUT THE WARMTH, CAMARADERIE AND SIMPLY GOOD FOOD AND SERVICE REMAIN THE SAME. THE SPIRIT OF THE BROTHERS -LES FRERES -LIVES"



In the spirit of the City Council's Resolution, and for all of the foregoing reasons, we ask that if your Commission chooses to recommend that Taix French Restaurant be added to the City's list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant and that the Commission adopt the findings set forth on the first page of this letter.

Thank you for supporting our efforts to preserve the Taix French Restaurant,

A handwritten signature in black ink, appearing to read 'Mike Taix', written in a cursive, flowing style.

Mike Taix

cc: Councilmember Mitch O'Farrell
Lambert Giessinger, Office of Historic Resources



Exhibit A – City Council Resolution



Exhibit B Summer 2019 - Initial Taix development designs envisioned removing and reinstalling the Sunset fronting elevation of the existing structure. Significant updates would be required to ensure code compliance, fire-life safety requirements and structural needs. The general response from community stakeholders favored removing the elevation to provide greater public space and more connectivity between the multiple street frontages of the site.



Exhibit C Spring 2020 – The submitted Taix development designs reimagined the use of the site by creating a publicly accessible pedestrian paseo connecting Sunset Blvd to Reservoir St. creating an off-street opportunity for Taix to include outdoor dining in the process. Community stakeholders generally supported the approach, but asked that the architecture be improved.



Exhibit D 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. The strong horizontal lines between commercial ground floor, middle floors, and the top are prevalent in this more traditional design. Storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become focal elements.



Exhibit D 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. Fire escape balconies, more ornate windowsills and headers are prevalent in this more traditional design.



Exhibit E Summer 2020 – The updated Taix design takes inspiration from the original Taix building from downtown, as well as the other Echo Park buildings from the same era of early 1900’s architecture. The more traditional aesthetic has strong vertical lines with the white pilasters but also provides for horizontal breaks between top, middle, bottom portions of the building. The public paseo has been enlarged from the previous version creating greater connectivity through the site.



Exhibit E Summer 2020 – View from Park Ave and Sunset Blvd.



Exhibit E Summer 2020 – Looking West down Sunset Blvd. Original Taix signage retained in place overlooking The Sunset/Reservoir intersection.

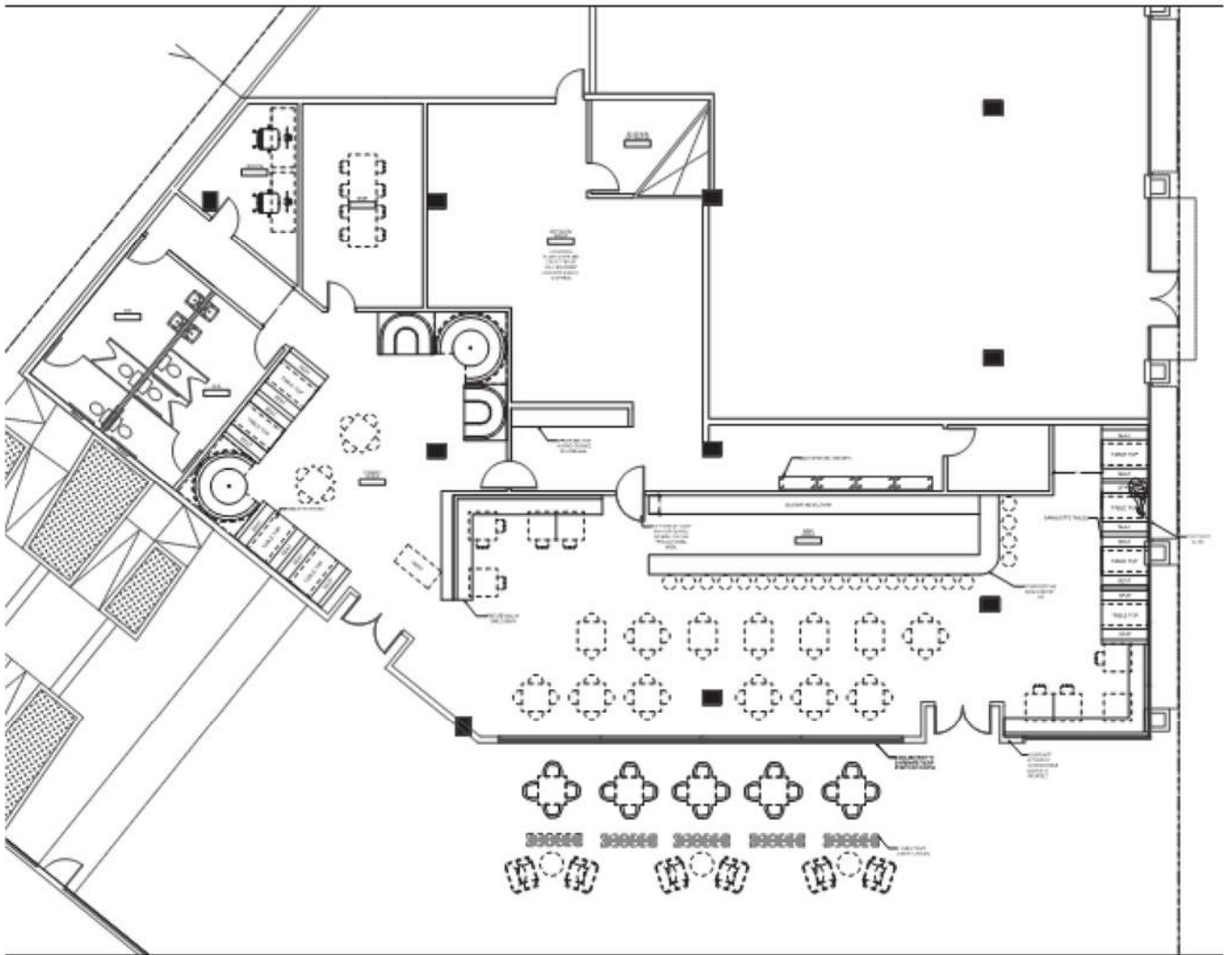


Exhibit F Summer 2020 – Interior space plan for new Taix restaurant. Sunset Blvd is plan Right, Reservoir St. is plan Left with the public paseo and outdoor dining at the base of the plan. Patrons can enter from one of two entrances off the paseo into the bar room or to the hostess desk, a small private dining room and right-sized kitchen utilize the upper portion of the plan.



Exhibit G Summer 2020 – Along the main pedestrian paseo, storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become strong elements reminiscent of an earlier period. The 5,500 SF Taix restaurant space has ample outdoor seating, accessed via operable window-door assemblies, connecting the interior barroom and outdoor paseo seamlessly.



Exhibit H Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The new Taix bar reuses the existing wood Cherry bar top and relies on similar design cues and finish material choices of the existing restaurant to maintain the sense of place and experience that patrons have come to love. Operable window-door assemblies create a seamless transition into the outdoor dining space from the bar area.



Exhibit H Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The operable window-door assemblies create a seamless transition into the outdoor dining space on the paseo into the bar area. The ability to have outdoor seating, off the busy street frontage of Sunset Blvd has become all the more critical in today's environment.

DAY OF HEARING SUBMISSIONS



David Silvas
Committee Chair &
BHNC Board Member

Vivian Escalante
BHNC Board Member

Alma Catalán
BHNC Board Member

Armando Martinez
Stakeholder

La Tanya Hill
Stakeholder

Paul Keilbach
Stakeholder

(VACANCY)
Stakeholder



**Planning and Land Use Committee Meeting
Community Impact Statement**

Council File Number: Unassigned.

LADBS Case Number: DIR-2020-4784-SPR-HCA

Date: September 23, 2020

Subject: Issue over Sakura Gardens (Keiro) Conversion at 325 S. Boyle Avenue, Los Angeles, CA 90033.

The Boyle Height's Neighborhood Council is requesting that the aforementioned CIS be directed to the Los Angeles City Council and Committee's, and attached to any future Council File Number that may be assigned to this LADBS Case Number.

Summary: On September 9, 2020 the Planning and Land Use Committee of the Boyle Heights Neighborhood Council voted unanimously against the proposed project filed by Pacifica Companies to build a 40,000 Sq Ft, 50 unit multi-family housing complex at the site, as well as convert the Intermediate Care Tower from a 48 unit and 90 bed intermediate care facility, to a 45 unit multi-family tower and parking garage.

Based on community feedback at the September 9, 2020 PLUC meeting, Pacifica did not consult the Japanese-American community and it's members who reside at Sakura Gardens about this project. Many community members and the PLUC board expressed profound concerns over the lack of clarity about the project, it's overall vision, and the uncertainty of the future for the senior residents.

Other concerns discussed were how this proposed development would impact surrounding parking and traffic in the area.

In addition, community and PLUC members were concerned about the renderings for the Sakura Gardens site. The renderings did not present themselves to be aesthetically and stylistically appropriate for the historic Boyle Avenue corridor and whether the historic Auditorium and Mary Pickford tower, which dates back to the Jewish Home of the aged would be affected as well as the Koi Pond installed by the Japanese Gardeners Association.

Considering all of the above issues, it is the recommendation of the The Boyle Height's Neighborhood Council not to support this proposed project by Pacifica

Companies at the Sakura Gardens (Keiro) site.

Respectfully Submitted,

The Boyle Height's Neighborhood Council



Planning CHC <chc@lacity.org>

Letter of Support HCM Nominations of Proposed Monument - Centro de Arte Público, CHC-2020-5209-HCM; and Proposed Monument - Mechicano Art Center, CHC-2020-5211-HCM

1 message

Clara Solis <claramsolis@earthlink.net>
To: chc@lacity.org

Thu, Oct 1, 2020 at 10:47 AM

Garvanza Improvement Association

And

San Pascual Arroyo Seco Wildlife Preservation

Historicgarvanza.com

Historicgarvanza.com@gmail.com

October 1st, 2020

Cultural Heritage Commission
[200 North Spring Street, Room 272](#)
[Los Angeles, CA 90012](#)

Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Público, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM

This letter is to provide support for the designation of the two buildings proposed by Highland Park Heritage Trust as Historic Cultural Monuments: the Mechicano Art Center located at [5337-5341 North Figueroa Street](#); 110 North Avenue 54 and the Centro de Arte Público, located at [5605-5607 North Figueroa Street](#).

These two precious sites were important to the Chicano community during the Chicano Movement of the 1960s and 1970s. They continue today to serve in reminding us of the importance that Latino artists played in the Chicano movement. They are important to future generations and are important in teaching our youth about the history of the Chicano movement. These sites promote pride in our community and are much needed especially today. We must protect these buildings from threat of erasure in order to preserve the stories of these artists and honor and maintain the culture of LA's the Latino community.

The Northeast and Eastside neighborhoods are widely considered the birthplace of Chicano Movement. The preservation of these nominated buildings is a significant step to ensure that our city's Chicano history is protected and that these special places remain in place for future generations.

Please vote in favor of protecting and preserving these important places.

10/1/2020

City of Los Angeles Mail - Letter of Support HCM Nominations of Proposed Monument - Centro de Arte Público, CHC-2020-5209-HCM; a...

Garvanza Improvement Association

San Pascual Arroyo Seco Wildlife Preservation

Rosa Rivas and Clara M. Solis



**Letter of Support HCM Nominations of Proposed Monument - Centro de Arte Público, CHC-2020-5209-HCM;
and Proposed Monument - Mechicano Art Center, CHC-2020-5211-HCM.docx**

15K

Garvanza Improvement Association
And
San Pascual Arroyo Seco Wildlife Preservation
Historicgarvanza.com
Historicgarvanza.com@gmail.com

October 1st, 2020

Cultural Heritage Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

**Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Público, CHC-2020-5209-HCM; and
Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM**

This letter is to provide support for the designation of the two buildings proposed by Highland Park Heritage Trust as Historic Cultural Monuments: the Mechicano Art Center located at 5337-5341 North Figueroa Street; 110 North Avenue 54 and the Centro de Arte Público, located at 5605-5607 North Figueroa Street.

These two precious sites were important to the Chicano community during the Chicano Movement of the 1960s and 1970s. They continue today to serve in reminding us of the importance that Latino artists played in the Chicano movement. They are important to future generations and are important in teaching our youth about the history of the Chicano movement. These sites promote pride in our community and are much needed especially today. We must protect these buildings from threat of erasure in order to preserve the stories of these artists and honor and maintain the culture of LA's the Latino community.

The Northeast and Eastside neighborhoods are widely considered the birthplace of Chicano Movement. The preservation of these nominated buildings is a significant step to ensure that our city's Chicano history is protected and that these special places remain in place for future generations.

Please vote in favor of protecting and preserving these important places.

Garvanza Improvement Association
San Pascual Arroyo Seco Wildlife Preservation
Rosa Rivas and Clara M. Solis



BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

856 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012
Telephone (213) 974-4111 / FAX (213) 613-1739

HILDA L. SOLIS

SUPERVISOR, FIRST DISTRICT

September 30, 2020

**Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Público,
CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-
2020-5211-HCM**

To Members of the Cultural Heritage Commission:

As Los Angeles County Supervisor for the First District, I am writing to express support for the designation of the two buildings proposed by Highland Park Heritage Trust as Historic Cultural Monuments: the Mechicano Art Center located at 5337-5341 North Figueroa Street; 110 North Avenue 54 and the Centro de Arte Público, located at 5605-5607 North Figueroa Street.

Both of these buildings played a pivotal role in the development of Chicano identity and community during the Chicano Movement of the 1960s and 1970s. Today, these buildings continue to serve as significant reminders of the creative spaces made by Latino artists for Latino artists in Los Angeles during that time. It is imperative that we protect these buildings from threat of erasure in order to preserve the stories of these artists and honor and maintain the culture of the City of Los Angeles' Latino community.

Historically significant events of the Chicano Movement deserve a prominent place within the Latino narrative, especially as our Northeast and Eastside neighborhoods are widely considered the birthplace of the Movement. The preservation of these nominated buildings is a significant step to ensure that the City of Los Angeles' Chicano history lives on for future generations.

Thank you for your time and consideration of these proposed Historic Cultural Monuments, Mechicano Art Center and Centro de Arte Público and hope that you will vote in favor of protecting and preserving these important places.

In Solidarity,

HILDA L. SOLIS

Chair Pro Tem

Supervisor, First District



September 30, 2020

Cultural Heritage Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

**Re: Support for HCM Nominations of Proposed Monuments – Centro de Arte Publico, CHC-2020-5209-HCM
and – Mechicano Art Center, CHC-2020-5211-HCM**

Dear Members of the Cultural Heritage Commission:

As a local nonprofit arts organization serving the Hermon and Highland Park communities, we regard the preservation of local arts history and cultural movements as central to our ability to provide quality arts programming that is informed and relevant to our community and its stakeholders. With this in mind, our organization is writing to express its strong support for the designation of the two buildings proposed by the Highland Park Heritage Trust as Los Angeles Historic Cultural Monuments:

- The Mechicano Art Center located at 5337-5341 North Figueroa Street and 110 North Avenue 54
- The Centro de Arte Público, located at 5605-5607 North Figueroa Street.

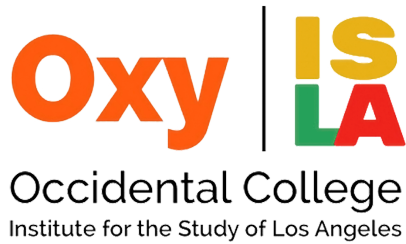
Both of these buildings played a pivotal role in the development of Chicano Arts in Los Angeles and it is critical that we preserve the stories of these artists, and honor and preserve the culture and history of LA's Latino community through recognition of these significant sites. Historic buildings and murals from artists of the Chicano Movement are under ongoing threat of removal or defacement all over Los Angeles, including within the Highland Park neighborhood.

Additionally, it is important that these significant cultural sites be preserved NOW, rather than waiting until an imminent threat emerges or it's too late. These proposed designations represent a responsible and proactive approach to preserving cultural heritage sites.

Thank you for your time and consideration of these proposed Historic Cultural Monuments, and we sincerely hope that you will vote to protect and preserve these important places for current and future generations.

Sincerely,

Jonathan Silberman
Board President, Art in the Park Community Cultural Programs



Dr. Jeremiah B.C. Axelrod, Ph.D.
Director, Institute for the Study of Los Angeles
Departments of History and Urban & Environmental Studies
Occidental College

1 October 2020

Cultural Heritage Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Publico, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM

Dear esteemed members of the Commission,

It is my great pleasure to write in support of Highland Park Heritage Trust's nomination of the Mechicano Art Center and Centro de Arte Público for historical designation. These structures hosted one of the most significant cultural efflorescences in this city's quite distinguished artistic history: what scholars today refer to as the Chicano Arts Renaissance. The arts collectives located there during the 1970s fostered and nurtured the expression of a vigorous and creative blossoming of expression, particularly in the visual arts.

Indeed, as crucial sites of such an epochal artistic movement alone, these buildings richly deserve — and are, in fact, long overdue for — protection and preservation. Yet, these structures performed an equally important cultural role for the diverse communities of Northeast Los Angeles, in the 1970s just emerging with significant Latino populations. As most of us know, those Angelenos encountered an institutionalized set of impediments to their full participation in civic life, as reflected so vividly just a few years earlier in the nationally-significant 1968 school walk outs and the 1970 Chicano Moratorium movement commemorated throughout this year. As both original participants and historians have made clear, these were protests not just against often vicious institutionalized prejudice within our community, but also against the prevailing expectation of silence, or invisibility, for Chicanos.

There may be no more vivid reflection of those Angelenos' resilience in the face of that structural prejudice than the shockingly creative, expressive, and profoundly skilled art that emerged from the Mechicano Art Center and the Centro de Arte Público in Highland Park. The creative practice nurtured at these two exemplary sites proclaimed an essential and fundamental "right to the city," in the apt words of urban theorist Henri Lefebvre. During that bright and shining historical moment, these vital urban sites developed and showcased the seminal work of a host of Latino artists who define an exceptionally distinguished and oft-studied artistic canon today, including members of Asco and Los Four, such as Judithe Hernandez, Sonya Fe, Isabel Castro, Carlos Almaraz, Leo Limón, Harry Gamboa, John Valadez, Wayne Healy, Richard Durado, Patricia Parra, Guillermo Bejarano, and many others. For those conversant with contemporary art history, this is a truly sparkling list. (I'd first point those not familiar with this exceptional work to KCET's useful introduction at <https://www.kcet.org/shows/departures/centro-de-arte-publico>.)

As a scholar of twentieth century Los Angeles, I could not imagine teaching or writing about the city during the final quarter of the century without significant discussion of this pantheon of artistic geniuses or, equally significantly, the broader cultural expression — the longing for full participation on the civic stage — of the Chicano community as a whole. In fact, looking back I have dedicated significant instructional class time to the in-depth study of the Mechicano Art Center and Centro de Arte Público in four separate courses I have taught over the past two years alone. I can testify to the scholarly importance of these sites. I have also directly witnessed their enduring value as pedagogical locations of great power and presence, even in their current state: they fire up the imaginations of young people, consistently bringing a vital recent past alive for my students in American History and Cultural Studies courses. Further, as a scholar situated within Northeast Los Angeles for more than fifteen years now, I am constantly struck by the way this artistic renaissance resonates with the local community today. Contemporary artistic institutions such as the indispensable Avenue 50 Studio would not exist today without the model and inspiration of Mechicano Art Center and Centro de Arte Público. Indeed, these historical sites remain vividly in the imagination of my neighbors. In carrying forward Occidental College's ongoing multi-disciplinary oral history project, (NE)LA Stories (<https://nela-stories.org>), we frequently encounter residents pointing specifically and passionately to these arts collectives and the movements they hosted as a turning point in their sense not just of Northeast LA, but their own personal sense of pride and selfhood. These buildings, in other words, remain in folks' memories for what they brought to the entire community.

With appropriate historical designation and protection, these vivid, but fundamentally ephemeral, personal memories can be translated into the basis for a continuing pedagogy of remembrance, analysis, and commemoration. They can teach new generations valuable lessons from a vibrant and vexed recent past. My colleagues at Occidental College and I are adamantly committed to supporting that crucial mission of preserving and carrying forward this crucial bundle of collective memory in our scholarship, classroom teaching, and community interactions. Yet, I am haunted by an alternative nightmare scenario: what a terrible tragedy it would be for these eloquently expressive brick and mortar reminders of that vivid and culturally significant past to be destroyed or forgotten. What sort of lesson would that convey to young people of this entire city? I implore you to prevent that from happening.

With great respect and hope,

A handwritten signature in black ink, appearing to read "Jeremiah B.C. Axelrod". The signature is fluid and cursive, with a large initial "J" and "A".

Jeremiah B.C. Axelrod, Ph.D.

Founding Director, Institute for the History of Los Angeles

Associate Professor — Departments of History, Art & Art History, and Urban & Environmental Policy

Occidental College



October 1st, 2020

Cultural Heritage Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Publico, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM

Dear Esteemed Members of the Cultural Heritage Commission,

Greetings and I hope that you find yourselves in a sustainably safe and healthy mode of living.

As a relatively recent arrival in LA, I have come to learn the rich imbrication of the cultural heritage of Highland Park not only as a member of Highland Park Heritage Trust but also by immersing myself in the daily life process of the community around its neighborhood.

Under threat of demolition and defacement are historic buildings and murals from artists originally involved in the Chicano Movement but their legacies have reached far beyond their local boundaries. Two buildings, The Chicano Art Center, and Centro de Arte Publico, located at the corner of Avenue 54 and Figueroa and on Figueroa between Avenues 56 and 57, respectively, are worthy of preservation for the following reasons. Not only have they provided a refuge for Hispanic artists who were ostracized by the mainstream or Anglo-centered galleries to display their works but also a creative space to visually convey the realities of their hardships as a minority group. Home to *ChismeArte*, Centro de Arte Publico was a critical space for Latino writers, in particular to help catalyze Chicana feminist movement.

Designating these two buildings as historic landmarks would be particularly significant. What one is trying to preserve here is not so much their architecture, by convention, but the forces of the time that took meaningful forms en route to liberation for the creators as well as their fellow human beings fighting for freedom. In this sense they bear the message of hope in our community. I would appreciate any consideration you may afford toward my recommendation of The Chicano Art Center and Centro de Arte Publico.

Sincerely,

Keiko Takioto Miller
Highland Park Heritage Trust Board Member



Planning CHC <chc@lacity.org>

Centro de Arte Publico CHC-2020-5209-HCM; and Mechanico Art Center CHC-2020-5211-HCM

1 message

Kate Sancer <kate.sancer@gmail.com>
To: chc@lacity.org

Wed, Sep 30, 2020 at 11:48 AM

We are in support of preserving Chicano history and culture in HLP, NELA and the Eastside of LA!

Thank you,

Sharon "Kate" Sancer

Kate Sancer
323.605.1186
kate.sancer@gmail.com
<https://www.linkedin.com/in/katesancer>



Planning CHC <chc@lacity.org>

Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Publico, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM

1 message

Louisa Van Leer <l.vanleer@pacbell.net>
To: "chc@lacity.org" <chc@lacity.org>

Wed, Sep 30, 2020 at 6:02 PM

November 30, 2020

Cultural Heritage Commission
[200 North Spring Street, Room 272](#)
Los Angeles, CA 90012**Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Publico, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM**

Dear Distinguished Commissioners and Planning Staff,

I am writing to support the nomination of the Chicano Arts Collectives in Highland Park.

The trailblazing artists who got their start in these humble storefronts are true LA heros. Carlos Almaraz, Judithe Hernandez, Richard Durado and many more comprise a who's who of Chicano Artists who have made an impact on a local, national and international scale.

Today, these artists have important retrospectives at LACMA and the Getty, but it was not always this way. In the 60's and 70's the art world ignored and discriminated against the contributions of Chicano Artists. The Artists Collectives were formed to counteract the discrimination experienced, whereby the artists created their own arts spaces to produce and exhibit their work and, perhaps most importantly support each other. The Centro de Arte Publico and Mechicano Art Center were vibrant, innovative supportive spaces where Chicano artists helped one another find a toehold in a world where they were often rejected by traditional museums, galleries and curatorial programs.

For the HCM nomination selection criteria, the Centro de Art Publico and Mechicano Art Center embody Criteria 1 and 2. They are sites identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; and they are associated with the lives of historic personages important to national, state, city, or local history.

Despite the importance of so many ground breaking Latino artists and historic figures, there is a serious shortage of HCM's in their honor. The City prepared the Latino Context Statement to help correct this oversight. The Chicano Arts collectives are rightfully included in the Context Statement as they are an important part of our Cultural Heritage in Los Angeles and beyond.

It is important to designate the buildings that contained these vibrant Chicano arts spaces. We need to pay tribute to the artists and the Arts Collectives and their humble but inspiring beginnings. As a community we must not forget the dangers of discrimination. And as a community we must come together and celebrate the resilience and ingenuity and talent of the artists and their collectives and share their contributions and struggles with future generations.

Sincerely,

Louisa Van Leer,
Community Member,

Architect,

Board member, Highland Park Heritage Trust

[6113 Piedmont Avenue](#)

[Los Angeles, CA 90042](#)



Planning CHC <chc@lacity.org>

Support for HCM Nominations of Proposed Monuments

1 message

Meldia Yesayan <myesayan@oxy.edu>
To: chc@lacity.org

Thu, Oct 1, 2020 at 9:55 AM

October 1st, 2020

Cultural Heritage Commission
[200 North Spring Street, Room 272](#)
[Los Angeles, CA 90012](#)

**Re: Support for HCM Nominations of Proposed Monuments– Centro de Arte Publico, CHC-2020-5209-HCM;
and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM**

To whom it may concern:

At a time when buildings and murals from artists are under threat of demolition or defacement all over the City of Los Angeles, our community should do everything possible to protect and maintain the historical and cultural significance of these two landmark buildings that were the centerpiece both physically and philosophically of the Chicano arts movement in Los Angeles.

As leadership of a newly opened cultural center in Highland Park, I am incredibly indebted to the artists, collectives, activists, and creatives who were the trailblazers of the cultural renaissance of this region, with legacies resonating far beyond Highland Park, Northeast LA and the greater Los Angeles region.

I trust that our views on this are aligned, and that you will do everything in your power to ensure the protection, attention and maintenance of these historic sites of cultural importance and creative achievement.

Sincerely,

Meldia Yesayan
Director, Oxy Arts

--

Meldia Yesayan | Director
She / Her / Hers
myesayan@oxy.edu | T 323 259 1317

Oxy Arts | Occidental College
[4757 York Blvd | Los Angeles, California 90042](#)

oxy.edu/oxy-arts | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Newsletter](#)

BOYLE HEIGHTS COMMUNITY PARTNERS

Unity with strength for History, Community and Historic Preservation

603 North Breed Street
Los Angeles, California 90033

BHCP

30 September 2020

Melissa Jones
Office of Historic Resources, Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Email: chc@lacity.org
melissa.jones@lacity.org

Re: CHC-2020-5211-HCM – Centro de Arte Público, 5605-5607 North Figueroa Street
CHC-2020-5209-HCM – Mechicano Art Center, 5337-5341 North Figueroa Street;

Dear Honorable Members of the Cultural Heritage Commission:

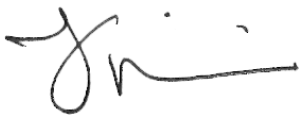
We, Boyle Heights Community Partners are writing to express our support for the designation of the two buildings proposed by Highland Park Heritage Trust as Historic Cultural Monuments: the Mechicano Art Center located at 5337-5341 North Figueroa Street; 110 North Avenue 54 and the Centro de Arte Público, located at 5605-5607 North Figueroa Street.

Both of these buildings played a pivotal role in the development of Chicano identity and community during the Chicano Movement of the 1960s and 1970s. Today, these buildings continue to serve as significant reminders of the creative spaces made by Latino artists for Latino artists in Los Angeles during that time. It is imperative that we protect these buildings from threat of erasure in order to preserve the stories of these artists and honor and maintain the culture of LA's Latino community.

Historically significant events of the Chicano Movement deserve a prominent place within the Latino narrative, especially as our Northeast and Eastside neighborhoods are widely considered the birthplace of the Movement. The preservation of these nominated buildings is a significant step to ensure that our city's Chicano history is protected from erasure and that the legacy lives on for future generations.

We thank you for your time and consideration of these proposed Historic Cultural Monuments, Mechicano Art Center and Centro de Arte Público and hope that you will vote in favor of protecting and preserving these important places.

Sincerely,



President/CEO, Boyle Heights Community Partners

Vivian M. Escalante
Founder, President/CEO

David A. Silvas
Vice President

Deborah Lewis
Treasurer/CFO

Alma E. Catalan
Secretary

www.BoyleHeightsCommunityPartners.com

a California Mutual Beneficial Nonprofit Organization 4164647
Formerly known as Committee To Defend Roosevelt



Planning CHC <chc@lacity.org>

Letter of Support HCM Nominations of Proposed Monument - Centro de Arte Público, CHC-2020-5209-HCM; and Proposed Monument - Mechicano Art Center, CHC-2020-5211-HCM

1 message

Clara Solis <claramsolis@earthlink.net>
To: chc@lacity.org

Thu, Oct 1, 2020 at 10:30 AM

Garvanza Neighborhood Improvement Association

And

San Pascual Arroyo Seco Wildlife Preservation

Historicgarvanza.com

Historicgarvanza.com@gmail.comOctober 1st, 2020

Cultural Heritage Commission
[200 North Spring Street, Room 272](#)
[Los Angeles, CA 90012](#)

Re: Support for HCM Nominations of Proposed Monument – Centro de Arte Público, CHC-2020-5209-HCM; and Proposed Monument – Mechicano Art Center, CHC-2020-5211-HCM

This letter is to provide support for the designation of the two buildings proposed by Highland Park Heritage Trust as Historic Cultural Monuments: the Mechicano Art Center located at [5337-5341 North Figueroa Street](#); 110 North Avenue 54 and the Centro de Arte Público, located at [5605-5607 North Figueroa Street](#).

These two precious sites were important to the Chicano community during the Chicano Movement of the 1960s and 1970s. And they continue today to serve to remind us of the importance that Latinx artists played in the Chicano movements. They are important to future generations and our youth in motivating an interest in art and the history of the Chicano movement. We must protect these buildings from threat of erasure in order to preserve the stories of these artists and honor and maintain the culture of LA's the Latino community.

The Northeast and Eastside neighborhoods are widely considered the birthplace of Chicano Movement. The preservation of these nominated buildings is a significant step to ensure that our city's Chicano history is protected and that these special places remain in place for future generations.

Please vote in favor of protecting and preserving these important places.

Garvanza Neighborhood Improvement Association

San Pascual Arroyo Seco Wildlife Preservation

10/1/2020

City of Los Angeles Mail - Letter of Support HCM Nominations of Proposed Monument - Centro de Arte Público, CHC-2020-5209-HCM; a...

Rosa Rivas and Clara M. Solis

September 30, 2020

File Number: 57VN-260179

VIA E-MAIL

Cultural Heritage Commission
City of Los Angeles
200 North Spring Street
Room 1010, 10th Floor
Los Angeles, CA 90012
Email: chc@lacity.org

Re: **Request to Continue Item #8 CHC-2020-5220-HCM related to the Historic Cultural Monument Nomination of 7000 W. Romaine Street, Los Angeles, CA**

Dear Honorable Commissioners:

This firm represents 7000 Romaine Holdings, LLC ("Romaine Holdings"). Romaine Holdings is the property owner of 7000 W. Romaine Street ("Property"). This letter serves as our formal request that the City of Los Angeles ("City") continue Item No. 8, Proposed Monument: Howard Hughes Headquarters (CHC-2020-5220-HCM) on the Cultural Heritage Commission's Agenda for the October 1, 2020 public meeting.

Romaine Holdings acquired the Property in 2010 as part of a joint venture between the original family that owned the Property and David Bass. Since then, Romaine Holdings has made a dedicated effort to preserve the building at its own expense. The continued maintenance of the Property honors the building's original design and rich history, including its important role in the entertainment industry.

Romaine Holdings is committed to preservation and does not dispute the nomination of the Property as an Historic Cultural Monument ("HCM"). However, we are concerned that current application submitted by the Art Deco Society of Los Angeles ("Art Deco Society") does not accurately capture the entire Property. Thus, Romaine Holdings seeks additional time to supplement the existing application and participate in the nomination process. The owner has invested significant time and resources to develop a comprehensive application nomination, including commissioning technical reports by Historic Resources Group ("HRG") and architectural drawings from Skidmore, Owings & Merrill ("SOM") that provide a more detailed analysis of the building's interior character-defining features.

As you know, Art Deco Society previously filed an application to nominate the Property as an HCM in January 19, 2018. We raised the same concerns at that time, and in August of 2018, Art Deco Society agreed to formally withdraw their HCM nomination application in order to move

forward as co-applicants with Romaine Holdings on a joint nomination application prepared in conjunction with HRG. In exchange, Romaine Holdings agreed not to pursue any building permits for the demolition, alteration, or removal of any building or structure located at the Property until a nomination application was taken under consideration by the Cultural Heritage Commission ("CHC").

On August 17, 2018, Romaine Holdings submitted an application to the Office of Historic Resources 2018 via email, but the application was rejected because the original Art Deco Society application had not yet been withdrawn. Since that time, Romaine Holdings has had limited contact with Art Deco Society and was unable to collaborate to finalize the resubmittal. Nevertheless, Romaine Holdings has not pursued any building permits for demolition, alteration, or removal of any buildings on the Property.

Art Deco Society resubmitted their nomination application for a second time and it was deemed complete by the City on September 3, 2020. Art Deco Society did not contact our client prior to submitting the application and did not give Romaine Holdings an opportunity to participate as co-applicant. We have also tried to get in touch with Art Deco Society, but have not been able to make contact. We are concerned that the application remains unchanged from the 2018 version and has not incorporated any of the supplemental information that was disclosed in the HRG report.

Accordingly, our client seeks a continuance of this matter until the application can be corrected to encompass the full scope of the building's character-defining features, including those in the building interior. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Alfred Fraijo Jr.
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP



HOLLYWOOD HERITAGE, INC.

P.O. Box 2586

Hollywood, CA 90078

(323) 874-4005 • FAX (323) 465-5993

Cultural Heritage Commission
City of Los Angeles
City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

September 30, 2020

RE: Howard Hughes Headquarters Historic-Cultural Monument Nomination

Dear members of the Cultural Heritage Commission,

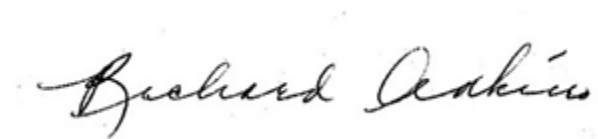
The Board of Directors of Hollywood Heritage and its Preservation Issues Committee are pleased to support the nomination of the Howard Hughes Headquarters at 7000 Romaine Street to become a Historic Cultural Monument. Based upon the facts presented by Architectural Resources Group and the Art Deco Society, we feel the building meets the criteria for listing.

Located in Hollywood's Industrial Zone, 7000 Romaine served as the headquarters for Hughes's business empire from 1930 to 1976. The facility, both individually and as part of a larger district of industrial buildings, is crucial to understanding the support facilities that underpinned the development of the film industry.

In 2017, Hollywood Heritage commissioned Historic Resources Group to write an Entertainment Industry Support Services Context Statement to supplement of the SurveyLA Entertainment Context Statement. The survey found the Entertainment Industry Support Services Planning District to be "a case study for the growth of the support services industry." The findings also identified three resources as eligible for local designation; Howard Hughes Headquarters, Agfa Ansco Corporation Building (6435 Santa Monica), and Community Laundry Company Building (900 Highland). Hughes's headquarters was captured in the context statement and is one of the most recognizable contributors in the District. The building is an excellent and intact example of 1930s Art Deco industrial architecture in Hollywood.

Due to its association with the Hollywood's industrial support services, Howard Hughes, and embodiment of the industrial Art Deco architecture, we ask that the Commission nominate the Howard Hughes Headquarters as a Historic Cultural Monument.

Sincerely,

A handwritten signature in cursive script, reading "Richard Adkins". The ink is dark and the signature is fluid, with a prominent loop at the end of the last name.

Richard Adkins

President, Hollywood Heritage, Inc.