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.

Connect Create Collaborate

Planning CHC <chc@lacity.org>

Hollywood Community Plan and CPIO email #1 - Case Studies- Hollywood Boulevard

1 message

Frances Offenhauser <offenhauser@oma-la.com> Tue, May 25, 2021 at 1:40 AM
To: Lambert Giessinger <lambert.giessinger@lacity.org>, "chc@lacity.org" <chc@lacity.org>

Hi Lambert:

On behalf of Hollywood Heritage, we understand from Richard Barron that sending these to you is the appropriate way to help your discussions.

These are Case Studies for addresses on Hollywood Boulevard illustrative of 4 conditions which may occur in future: (they are marked with an asterisk on the Map)

- Proposed demolition/new construction of a CHM in the National Register District
- Proposed demolition/new construction of a non-contributor (based on 1985 National Register listing)
- Proposed new construction adjacent to and affecting National Register District (in area formerly required to follow Urban Design Plan)
- Proposed demolition/new construction on a National Register District contributor, individually eligible for Register but not listed as CHM

I attached a hand scribbled map of the RC subareas in the CPIO, because it is unintelligible without that.

I will send the mark-ups of the CPIO tomorrow to address the current issues with it and possible solutions. We also have case studies for the Afton Sq. California Register District coming your way.

Along with the enormous demolition incentives that are unnecessarily built into this Community Plan's zoning, the prime issue HHI hopes you help correct is the treatment of buildings within the National Register District boundary which were not contributors when it was initially surveyed 35 years ago. These are the 2 pre-eminent threats which can and should be changed in the current version of the Plan. If it can be believed, even the Council office isn't happy with how it came out.

Thanks so much for your vigilance as always, and your help in seeing how we can cause improvements.

Fran (310) 659-6600

7 attachments

Case Study #2 Hollywood Community Plan Update 4th revision Boulevard.pdf
155K

2021-February-hollywood blvd district.pdf
2342K

6915 Hollywood Blvd..pdf
330K

6434 Hollywood Blvd..pdf
313K

1642 N Wilcox Ave..pdf
315K

1735 Vine St..pdf
302K

2021 - February CPIO HHI Mapped RC subareas.pdf
1100K

Connect Create Collaborate

Planning CHC <chc@lacity.org>

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2021 - February CPIO HHI Mapped RC subareas.pdf
1100K

Hollywood Community Plan Update
4th revision February 2021

Sources: Issued 2/8/21

a. 1988 Community Plan Adoption Tables
b. Refer to subarea Ordinances1988 files for D and Q conditions currently in effect
c. HPCU 2021 Draft Hollywood Q and D Regulations dated Feb. 2021 Draft LACP—(some refer to CPIO)
d. HPCU CPIO Draft Feb 2021—See text pages 24-33 for incentives, etc; Table 11-1
e. HPCU CPIO design standards for the Hollywood National Register Commercial and Entertainment Historic District – for buildings replacing existing buildings, see pages 46-47. No alteration standards.
f. HPCU CPIO - Secretary of the Interior Standards mentioned once-- page 16-- qualified as "where applicable"
g. Interactive Map-

Changes made by Planning Commission March 2021 to Base FARs and incentives unclear. Were not provided when requested from City Planning.

REPRESENTATIVE ZONING PROPOSED IN HISTORIC AREAS
Case Study #2
"Regional Center"

The zoning map says that each of the CPIO districts "protects "identified" historic resources" (a term not defined—CPIO defines "eligible" and "designated". "Identified" unclear)

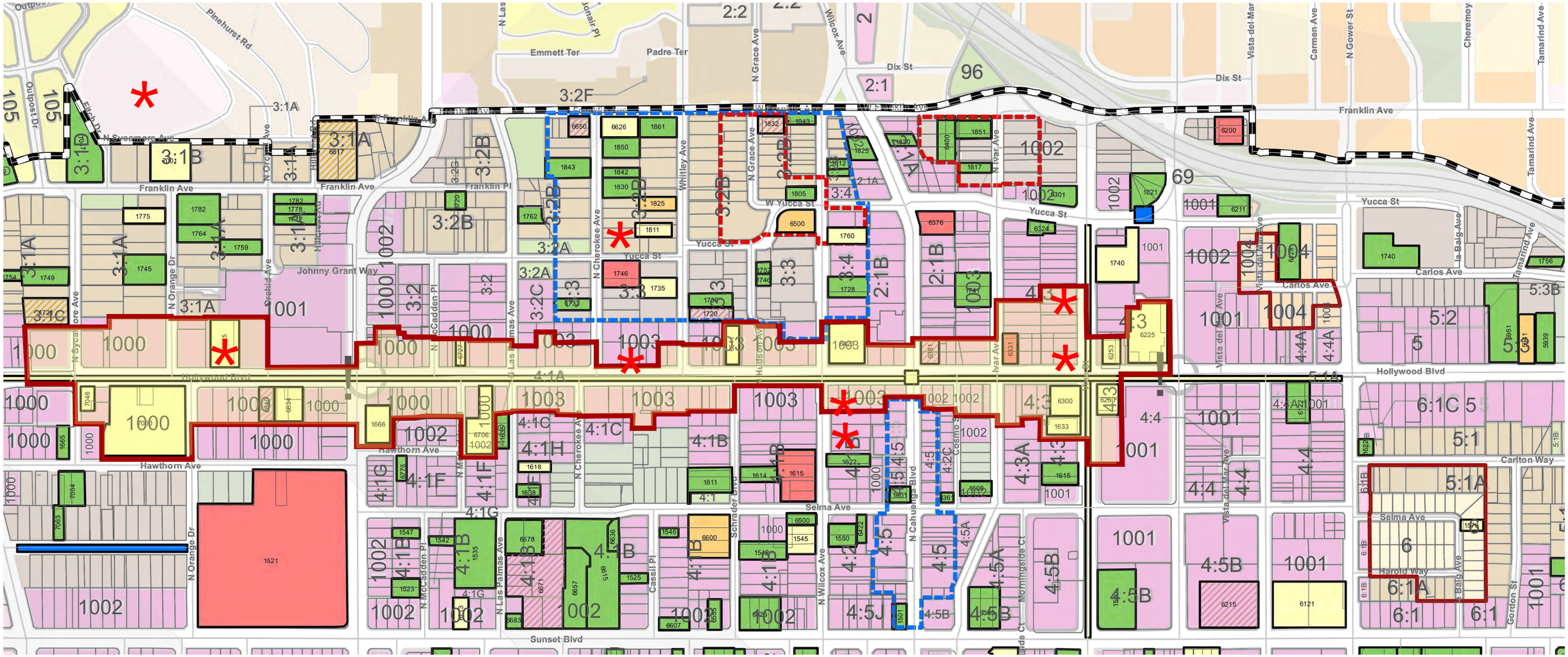
HOLLYWOOD BOULEVARD COMMERCIAL AND ENTERTAINMENT NATIONAL REGISTER HISTORIC DISTRICT
Listed in the California Register – Found https://planning.lacity.org/preservation-design/historic-resources-survey click 'OtherRecentHistoricResourcesSurveys, click Hollywood Redevelopment Project Area, clickAppxE Maps

Location/ Subarea	**Historic Status**	**Existing Buildout**	**Existing Hwd Comm Pl/ Zoning *****	**Proposed 2021 HPCU/ Zoning in CPIO**	**Existing Height/ allowed**	**Proposed Height 2021** (HHi map #4)
1000 La Brea to orange	1D		**RC/** C4-2D-SN 400 sf/DU 3:1FAR (Ord 165,654 por)	**RC1A** Change C4 to C2 400 sf/DU 100% res. density increase 4.5:1 FAR (increases for amenity to 4.65:1) 200 SF/DU for 100% residential 115 SF/DU No parking reqd	24 existing at < 49' 5 addl < 99' 2 < 150'/ CRA Urban Design Plan required - included height limits No zoning height limit	CPIO unlimited height Urban Design review removed
1001 -por at Hwd Highlnd **6915 Hwd-Graumans Chinese (TCL)**	1D National Register District contrib HCM	1:1 FAR	**RC Subarea 60** (back half in subarea 50 R4) C4-2D-SN note 24 3:1 FAR * 400 SF/DU Requires Hwd Blvd Urban Design Plan	**RC 1B** C2-2D- CPIO 3:1 FAR Incentive to 6.5:1 FAR; 200 SF/DU for 100% residential 115 SF/DU for mixed No res parking reqd	CRA Urban Design Plan required - included height limits No zoning height limit	CPIO- Base height resid- 75' + incentives Max floor area HD2 Urban Design Plan review removed/ replaced w/ Page 46-47

1003 Las Palmas to Cahuenga **6434 Hollywood**	1D National Register District non-contrib	1:1 FAR	**RC/ Subarea 225** C4-2D- 2:1 FAR Comply with Urban Design Plan-height limitations, etc 400 SF/DU Non-contributor protected by Urban Design Plan; review with Standards and Preserv. Brief #14	**RC 3** except so side Cah spz RC2 (C2- -CPIO) 400 sf/DU 100% density increase for resid. 2:1 FAR Incentive to 3:1 No res parking req'd 200 SF/DU for 100% residential 115 SF/DU CPIO removes all reviews for demolition of non-contribs in District, even if fully restored; declares no reqd CEQA review in violation of Niles; declares ministerial in violation of CEQA	34 < 30'; 19 addl <49' 1 >50'/ Allowed 45' with Urban Design Plan limitations	45' – taller than all existing No height incentives can be added Urban Design Plan review removed/ replaced w/ Page 46-47
1630 Wilcox	District-adjacent	1:1 FAR	**RC/Subarea 90** C4-2D 2:1 FAR Urban Design Plan, may have 33% density reduction 400 SF/DU	**RC 1A** Subarea 4.1B C2-2D-CPIO Incentive up to 200 sf/du) Up to 115 sf/du for mixed use. 100% res. density increase-Incentive to 4.65:1 FAR No parking reqd	Height limit in Urban Design Plan 75'	Max floor area HD2 CPIO- Base height ??
1002 4.3 --block E and W of Vine, +N and S **1735 Vine Hollywood Palace**	1D National Register District Contrib Appears indiv eligible Not CHM	1:1 FAR approx	**RC/Subarea 180** C4-2D 3:1 FAR Urban Design Plan may have 33% density reduction 400 SF/DU	**RC 1B** (C2- 2D-CPIO) FAR 3:1 Incentive up to 6.5:1 FAR; 200 SF/DU 100% residential density increase	Height limit-zoning unlimited Urban Design Plan	CPIO max height 75'??? says in text, but on map says "not specified" Unlimited height ; Urban Design Plan review removed/ replaced w/ Page 46-47

- Check D Conditions –After Urban design Plan in force, can go to 4.5:1 far
- ** Page 5 of CPIO issued to Planning Commission Feb 2021
- ***Entirely disappeared from plans—all D conditions

HOLLYWOOD BLVD NATIONAL REGISTER HISTORIC DISTRICT



Legend

Designated Resources

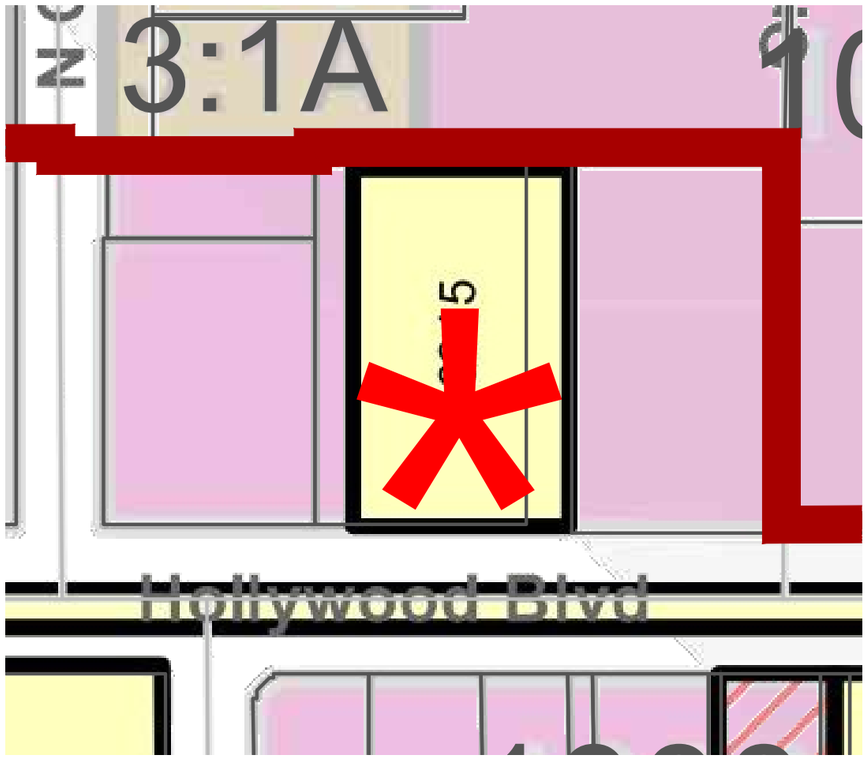
- Listed in National Register (NR)
- Listed in California Register (CR)
- Listed as Historic-Cultural Monument (HCM)
- Listed as HCM and in NR
- Listed as HCM and in CR
- National Register/California Register District

Does not include designated resources that have been demolished

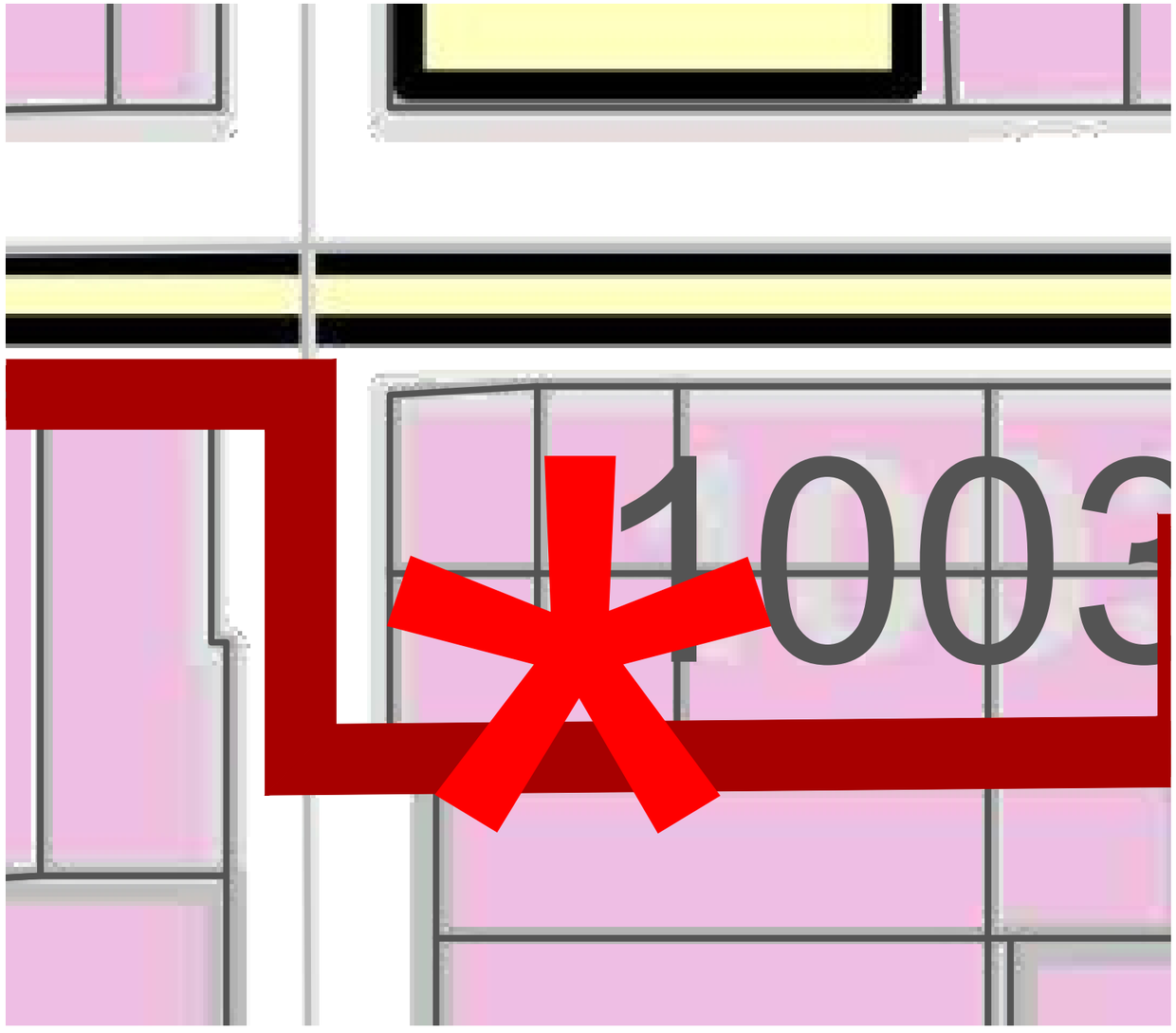
2019 Survey Findings

- Individual Resource/ Multi-Parcel Resource
- Historic District
- Planning District
- Non-Parcel Resource
- Survey Area Boundary

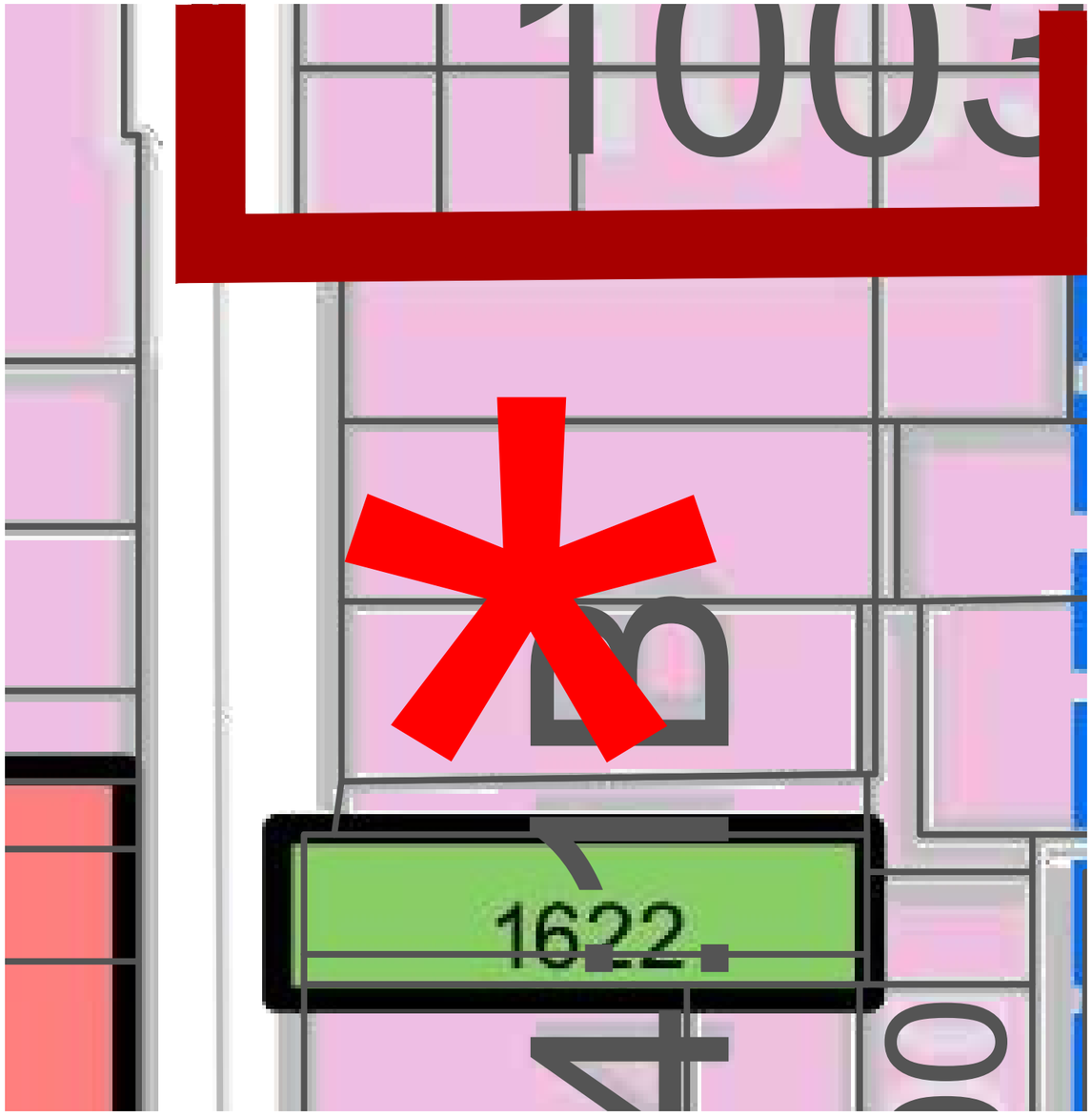
N



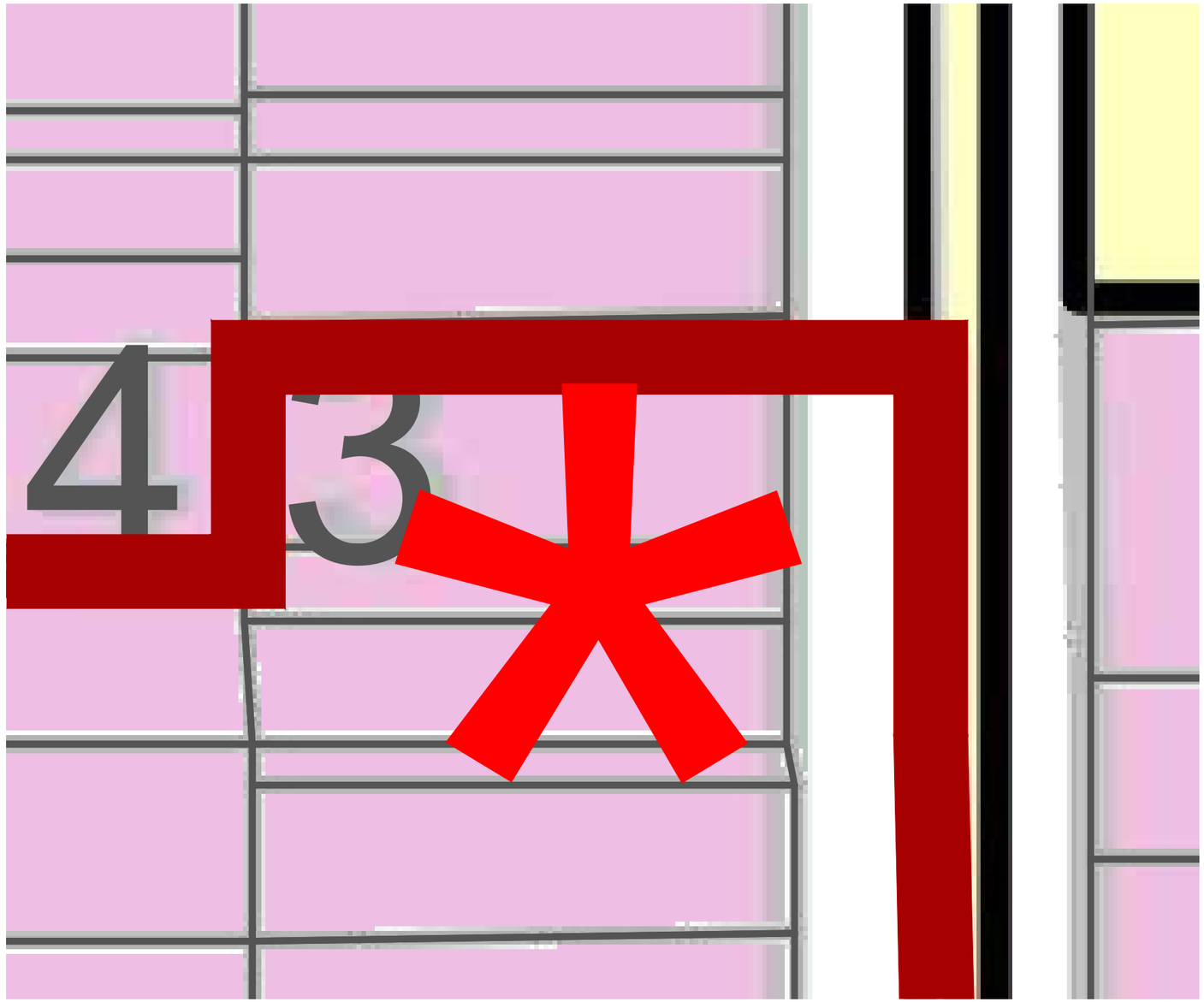
6915 Hollywood Blvd.



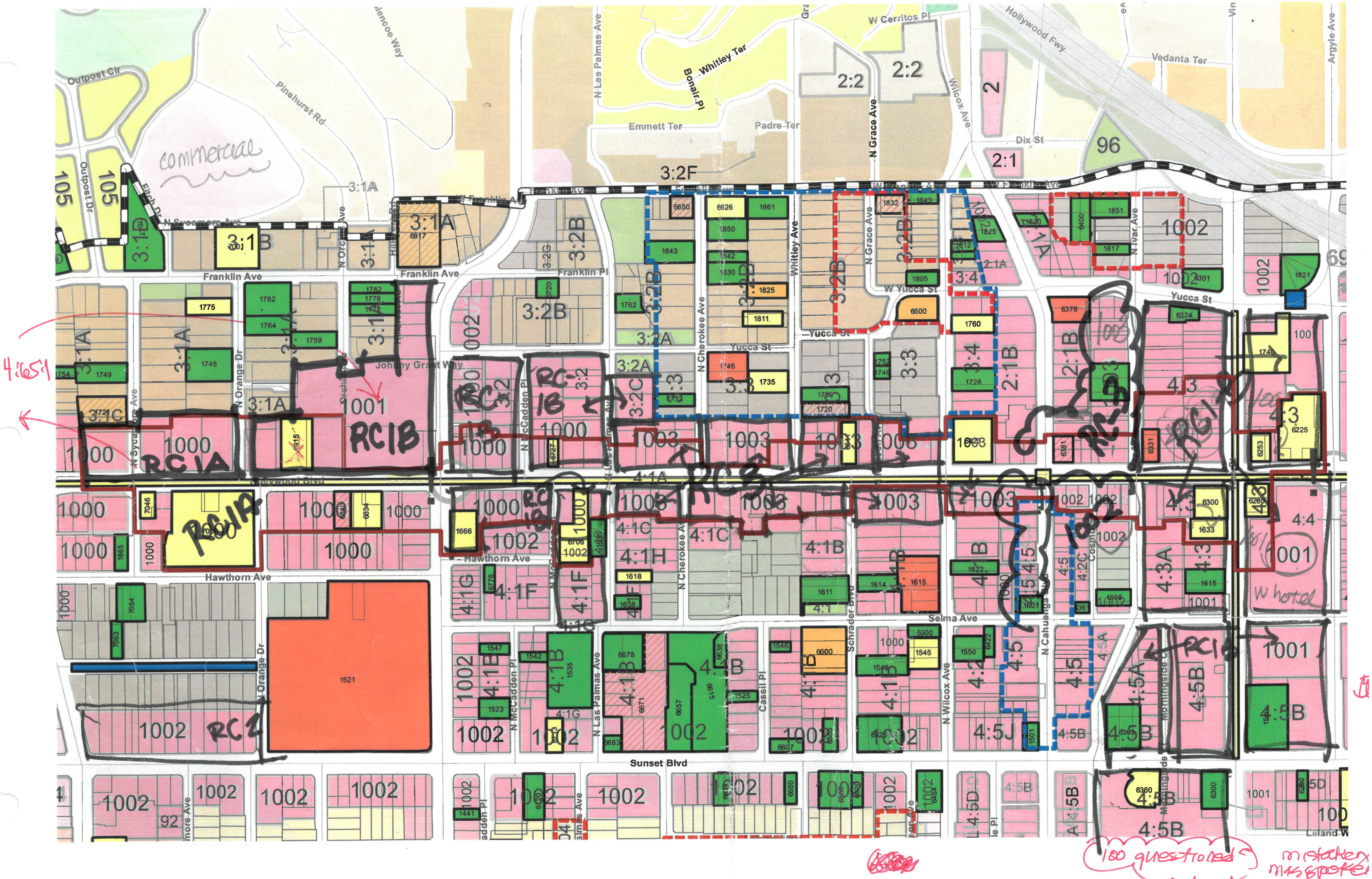
6434 Hollywood Blvd.



1642 N Wilcox Ave.



1735 Vine St.



Outpost Cir
Pinehurst Rd
Glencoe Way
N Las Palmas Ave
Whitley Ter
Bonair Pl
Emmett Ter
Padre Ter
W Cerritos Pl
N Grace Ave
Wilcox Ave
Hollywood Fwy
Vedanta Ter
Argyle Ave
Dix St
Outpost Dr
N Sycamore Ave
Franklin Ave
Franklin Pl
W Franklin Ave
Johnny Grant Way
N Orange Dr
N McCadden Pl
N Cherokee Ave
Whitley Ave
N Ivar Ave
W Yucca St
Yucca St
Hollywood Blvd
Hawthorn Ave
N Orange Dr
Schrader Blvd
N Wilcox Ave
N Cahuenga
Cosmo
Selma Ave
Cassil Pl
Sunset Blvd
Leland W
commercial
RC1A
RC1B
RC1
RC2
RC3
w hotel
4:165:1
100 questioned
mistaken misspoken

Connect Create Collaborate

Planning CHC <chc@lacity.org>

Hollywood Community Plan and CPIO email #2 - maps

1 message

Frances Offenhauser <offenhauser@oma-la.com> Tue, May 25, 2021 at 1:50 AM
To: Lambert Giessinger <lambert.giessinger@lacity.org>, "chc@lacity.org" <chc@lacity.org>

Hi Lambert and others:

In order to help see the effects of the proposed Community Plan on historic areas, we have provided for you some of the missing mapping . These are based on the February 2021 HPCU revisions.

- Map and CPIO overlay Rev 2: This shows how the CPIO area fits into the overall Community Plan area. Incentives of 40% - 100% over already high base FARs are placed on the highly areas with the highest concentration of historic buildings. This is bizarre. It puts 914 CRA-identified, National Register, and California Register landmarks, plus the HCMs at risk. You will see that near the transit-rich 3 Metro stops in East Hollywood, no new upzoning or affordable housing incentives are proposed!
- Map ARG overlay Rev 1 CPIO insert: Until the August 2020 surprise, the CPIO was the City Planning tool for preservation continuity in the former redevelopment area. Our map shows the Hollywood Redevelopment Project Area with all the identified historic resources mapped, overlain by the CPIO incentives. The CPIO omits all the areas with the high concentration of 5S properties. (We have lost about 100 of these bungalows in recent years. In the last 4 years the demolitions of rent controlled units roughly equals the number of new affordable units in the HPCU, meaning these important resources are being lost for no reason.)

We have done extensive analyses of the Plan capacity and its unnecessary and unexamined effects on historic buildings. Hopefully these overlays here can help you with understanding our insistence that these plans be questioned.

Thanks so much for all you do.

Fran (310) 659-6600

3 attachments



2021-February-LA Planning MAP & CPIO overlay (enlarged) Rev 2.jpg
917K

2021-February-LA Planning MAP & ARG overlay Rev 1 CPIO Insert.jpg
1689K



2021-February-LA Planning MAP & ARG overlay Rev 1 CPIO Insert - CD4 CD5 CD13.pdf
4438K

Hollywood Community Plan Update

Proposed Land Use Map

Subareas

Metro Rail Station

Community Plan Area Boundary

Proposed General Plan Land Use

- Minimum Residential
- Very Low II Residential
- Low I Residential
- Low II Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Residential
- Limited Commercial
- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Center
- Commercial Manufacturing
- Limited Industrial
- Hybrid Industrial
- Public Facilities
- Public/Quasi-Public Open Space
- Open Space
- Public Facilities - Freeways

Not Part of the General Plan Land Use Map

HOLLYWOOD CPIO SUBAREAS

CPIO

NOT CPIO

PARK

HILLSIDE HOMES

HILLSIDE HOMES

CEMETERY

CEMETERY

RIVERSIDE DR

VENTURA FWY

BARHAM BLVD

FOREST LAWN DR

HOLLYWOOD

CAHUENGA BLVD

MULHOLLAND

DR

WEST

OLD TOPANGA CANYON BLVD

LAUREL CANYON BLVD

GOLDEN STATE

LOS FELIZ BLVD

FWY

HYPERION AVE

RIVERSIDE DR

ROWENA AVE

GLENDALE BLVD

GRIFFITH PARK BLVD

FRANKLIN AVE

HOLLYWOOD BLVD

SUNSET BLVD

MYRA AVE

SUNSET BLVD

BLVD

FRANKLIN AVE

HOLLYWOOD BLVD

SANTA MONICA BLVD

MELROSE AVE

FWY

GARDNER ST

VISTA ST

LA CIENEGA BLVD

CRESCENT HEIGHTS BLVD

FAIRFAX AVE

MARTEL AVE

LA BREA AVE

HIGHLAND AVE

WILCOX AVE

COLE AVE

CAHUENGA BLVD

VINE ST

GOWER ST

WILTON PL

WESTERN AVE

NORMANDIE AVE

VERMONT AVE

VIRGIL AVE

WHY NO AFFORDABLE HOUSING INCENTIVES HERE?

3 METRO STATIONS

WHY 40%-100% INCENTIVES RIGHT ON TOP OF NATIONAL AND CALIFORNIA REGISTER DISTRICT (SEE ENLARGED PLAN)

N

0 0.5 1 Miles

Data Sources:
Department of City Planning

Date: February 2021

Disclaimer:

The City of Los Angeles is neither responsible nor liable for any inaccuracies, errors, or omissions with respect to the material contained on this map. This map and all materials contained on it are distributed and transmitted "as is" without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. The City of Los Angeles is not responsible for any special, indirect, incidental, or consequential damages that may arise from the use of, or the inability to use, the map and/or the materials contained on the map whether the materials contained on the map are provided by the City of Los Angeles, or a third party.



HOLLYWOOD REDEVELOPMENT PROJECT AREA DESIGNATED RESOURCES AND 2020 HISTORIC RESOURCES SURVEY FINDINGS
OVERLAY ON PROPOSED ZONING AND CPIO

Legend - BASED ON ARG SURVEY W/O NEEDED CORRECTIONS

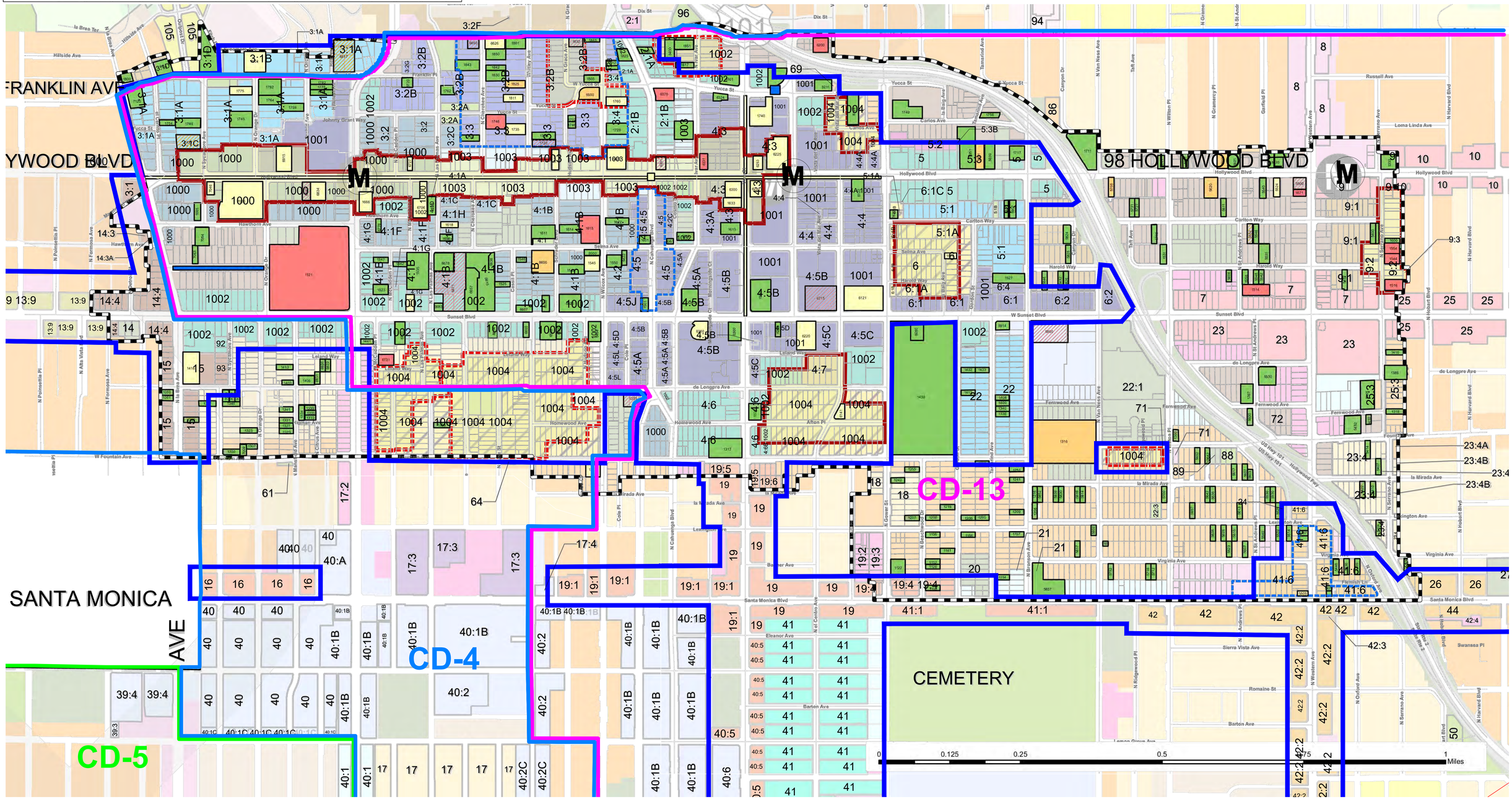
Designated Resources

- Listed in National Register (NR)
- Listed in California Register (CR)
- Listed as Historic-Cultural Monument (HCM)
- Listed as HCM and in NR
- Listed as HCM and in CR
- National Register/California Register District

Does not include designated resources that have been demolished

- Hollywood CPIO Subareas
- Council District 4
- Council District 5
- Survey LA
- Individual Resource/ Multi-Parcel Resource
- Historic District
- Planning District
- Non-Parcel Resource
- Survey Area Boundary

N



Planning CHC <chc@lacity.org>

Hollywood Community Plan and CPIO email #3-- Calif register case studies Exhibit I

1 message

Frances Offenhauser <offenhauser@oma-la.com> Tue, May 25, 2021 at 1:51 AM
To: Lambert Giessinger <lambert.giessinger@lacity.org>, "chc@lacity.org" <chc@lacity.org>

FYI—in case you aren't aware of Exhibit I—this is what was presented and approved by the Planning Commission.

I can send a translation tomorrow…

3 attachments



Historic Preservation Flyer_Page_1.jpg
430K



pHOTO OF URBAN DESIGN PLANS.jpg
1989K

Exhibit I CRA all protections removed.pdf
279K

What does the Hollywood Community Plan do for Historic Preservation?







Proposed Community Plan Policies and Programs

- [illegible]

- [illegible]

- [illegible]

- [illegible]

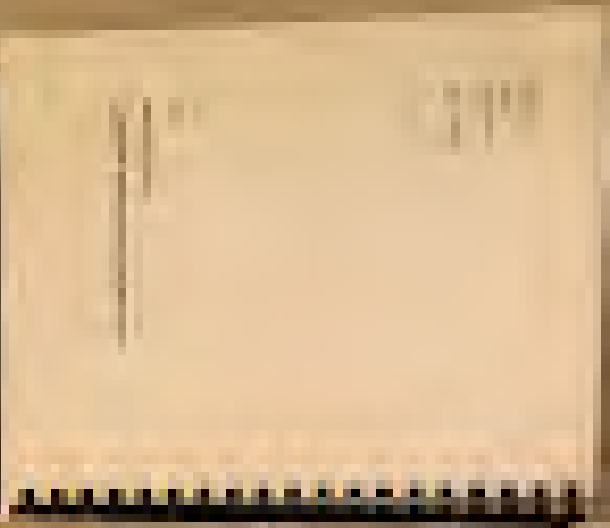
Proposed Land Use and Zoning Regulations

- [illegible]

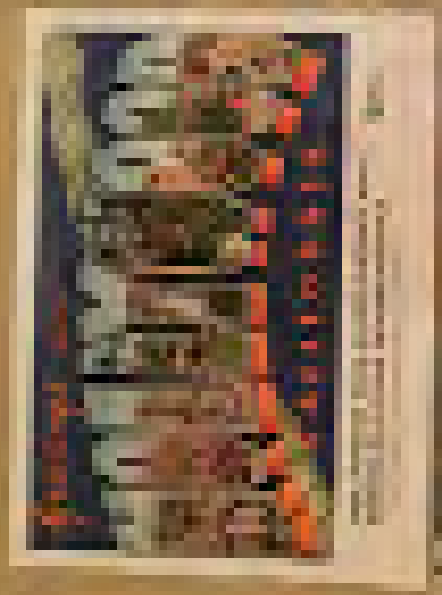
- [illegible]

- [illegible]













Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

steve weil <steveweil@yahoo.com> Wed, Apr 28, 2021 at 1:47 PM
Reply-To: steve weil <steveweil@yahoo.com>
To: steven weil <steveweil@yahoo.com>

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument. It meets the criteria and should be preserved for its architecture and cultural significance to the film industry.

Steve Weil
Los Angeles
90048
steveweil@yahoo.com

Planning CHC <chc@lacity.org>

Fairfax Theater Historic Cultural Monument

1 message

Don Sales <cruisindon@gmail.com> Tue, May 11, 2021 at 2:15 PM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, artdeco@adsla.org

Commissioners:

I went to Fairfax High, I grew up in and around this neighborhood; Fairfax Theater was my Saturday escape from chores and parents; The Fairfax Theatre was a key element in the development of the Fairfax District as a Jewish neighborhood. Recognizing this historic culture center of the Jewish community is especially important at this time, as the neighborhood is transitioning from the "Kosher Canyon" it once was, to a district of trendy clothing and skateboard shops. The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations.

Thank you,
Ferne Ross
1215 Anchors Way Ventura CA 93001

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-358-HCM

1 message

Lola Renner <lolaoriginals@aol.com> Mon, May 17, 2021 at 11:52 AM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, artdeco@adsla.org, info@savebeverlyfairfax.com

Dear Commissioners,

Please support the Fairfax Theatre's Historic Cultural Monument application.

It's clear from the new information discovered since its previous nomination that the Fairfax Theatre was a key element in the development of the Fairfax District.

This striking example of Art Deco architecture marks the southern entrance into the Fairfax commercial corridor. When it opened in 1930, it was by far the most significant building in the Beverly-Fairfax neighborhood - just one year before, the section of Fairfax that we now call the Kosher Canyon was still a dirt road.

The Fairfax Theatre became the center of the developing neighborhood's social life, both as a venue for entertainment, and as a center for fundraising by local Jewish synagogues, temples, clubs, and charities. The building's retail storefronts were a commercial center of the neighborhood, with ethnic specialty stores and restaurants.

The first Jewish delicatessen, the first kosher meat market, and the first Jewish bakery on Fairfax Ave were all located in the theater building. This was 23 years before Canter's moved to the neighborhood.

Now is the time to landmark this building, which has been neglected by the owner for over a decade.

Recognizing this historic culture center of the Jewish community is especially important at this time, as the neighborhood is transitioning from the "Kosher Canyon" it once was, to a district of trendy clothing and skateboard shops. The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations.

Sincerely,

Lola Renner
530-448-3467

Sent from my iPhone

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument

1 message

Laura <artistikatz@yahoo.com> Tue, May 11, 2021 at 11:48 AM
To: "chc@lacity.org" <chc@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "debbie.dynerharris@lacity.org" <debbie.dynerharris@lacity.org>, "daniel.skolnick@lacity.org" <daniel.skolnick@lacity.org>, "rob.fisher@lacity.org" <rob.fisher@lacity.org>
Cc: "artdeco@adsla.org" <artdeco@adsla.org>

Dear Commissioners,

Please support the Fairfax Theatre's Historic Cultural Monument application.

It's clear from the new information discovered since its previous nomination that the Fairfax Theatre was a key element in the development of the Fairfax District as a Jewish neighborhood.

This striking example of Art Deco architecture marks the southern entrance into the Fairfax commercial corridor. When it opened in 1930, it was by far the most significant building in the Beverly-Fairfax neighborhood. It was the first major commercial development. Fairfax Avenue was virtually empty and until 1919 was a dirt road.

The Fairfax Theatre became the center of the developing neighborhood's social life, both as a venue for entertainment, and as a center for fundraising by local Jewish synagogues, temples, clubs, and charities. The building's retail storefronts were a commercial center of the neighborhood, with ethnic specialty stores and restaurants.

The first Jewish delicatessen, the first kosher meat market, and the first Jewish bakery on Fairfax Ave were all located in the theater building. This was 23 years before Canter's moved to the neighborhood.

Now is the time to landmark this building, which has been neglected by the owner for over a decade.

Recognizing this historic culture center of the Jewish community is especially important at this time, as the neighborhood is transitioning from the "Kosher Canyon" it once was, to a district of trendy clothing and skateboard shops. The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations. My father grew up off Fairfax Ave. and this building was a big part of his youth there.

Sincerely,

Laura

90048

Connect Create Collaborate

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-358-HCM

1 message

Laurie Finkelstein <laurie@lauriebethart.com> Fri, May 7, 2021 at 5:16 PM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, artdeco@adsla.org, info@savebeverlyfairfax.com

Dear Commissioners,

While I realize my letter is late, I still wish to enter my plea to please support the Fairfax Theatre's Historic Cultural Monument application.

You have heard the historic reasons why preservation is important and I wish to add my perspective.

I grew up in the area and the theatre and shops provided the backdrop for many memories. My family roots in Los Angeles began at Stanley Avenue just north of Beverly in 1942 with my Grandfather’s purchase of a 4-plex. fifty-nine years later, it belongs to my sister and myself. Neither of us live in the area, but we work hard to maintain and preserve the historic integrity of the building making careful renovation and upgrade choices as tenants move on. But to what purpose if the surrounding area is stripped of its historic character?

We work hard to support the historic and cultural value of the area and hope you will do the same.

Sincerely,

Laurie Finkelstein

Owner
336-338 N. Stanley Avenue
Los Angeles, 90036

21714 Chenil Court Santa Clarita, Ca 91350
Author Next Therapist Please
LaurieBethArt.com

Connect Create Collaborate

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-358-HCM

1 message

Boris Dralyuk <boris@lareviewofbooks.org> Sat, May 8, 2021 at 9:07 AM
To: "chc@lacity.org" <chc@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "debbie.dynerharris@lacity.org" <debbie.dynerharris@lacity.org>, "daniel.skolnick@lacity.org" <daniel.skolnick@lacity.org>, "rob.fisher@lacity.org" <rob.fisher@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>, "info@savebeverlyfairfax.com" <info@savebeverlyfairfax.com>

Dear Commissioners,

I urge you to support the Fairfax Theatre's Historic Cultural Monument application. Not only is it an architectural treasure worth guarding for aesthetic reasons, but it is also a site of great importance and emotional resonance for those who have lived in the Fairfax District as long as I have — and longer. My family and I came to the US as Jewish refugees from the Soviet Union in 1991 and soon settled in this welcoming neighborhood, which has been my beloved him ever since. For émigrés like us, the proudly Jewish character of many of the District's shops and cultural institutions inspired awe and offered comfort; here, we felt, we could be ourselves. At the same time, Fairfax was always bustling with diversity, and so it offered us an easy entry into the broader stream of the city's culture.

As a student at Fairfax High, I would walk up and down Fairfax Ave. and Beverly Blvd. after school with my friends, dipping in to Canter's, Schwartz's, or Diamond Bakery for snacks, and often ending up at the Theatre for a seven o'clock screening. My head is filled with fond memories of those afternoons and evenings, and my heart aches when I think that the gorgeous Art Deco facades at the center of those memories — so instantly recognizable and so dear to anyone who has lived here — might be swept away.

Recent research has revealed the central role the Theatre played in the formation of the neighborhood's Jewish community — a role that ought to be honored. But the Theatre's role in community-formation extends into our own time; the memories are still very much alive for many of the neighborhood's residents. As the District continues to change, the formative experiences of its longtime inhabitants should also be honored. And so I ask you to preserve this landmark for us and for future generations.

Sincerely,

Boris Dralyuk
Editor-in-Chief, *Los Angeles Review of Books*

606 N. Genesee Ave. #4
Los Angeles, CA 90036

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-358-HCM

1 message

Phillip Leeds <phillipleeds@bigpond.com> Fri, May 7, 2021 at 8:58 PM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, artdeco@adsla.org
Cc: artdeco@adsla.org

Dear Commissioners,

I am writing from the other side of the world to ask you to support the Fairfax Theatre's Historic Cultural Monument application.

You may wonder why someone from Australia would be interested in the preservation of this building, so I shall explain.

My wife and I have visited Los Angeles many times during the past decade and always stayed in Fairfax, within a few blocks of Fairfax and Beverly. The Fairfax Theatre became a landmark for us, we bought supplies for our motel room from the shop on the corner and admired its faded Art Deco style. We knew little of its history at the time.

After becoming aware of the campaign to preserve it, we now know that the Fairfax Theatre was a key element in the development of the Fairfax District as a Jewish neighbourhood, with a long and important history in that community. It deserves to be preserved for that alone.

It also deserves be preserved as a surviving example of an Art Deco theatre. My father's family ran theatres in Australia for over fifty years, many of them of the same era and style as the Fairfax Theatre. They were the centre of their communities, too, but many of them are now gone, along with their history.

Those that have been preserved are treasured by their communities. I am sure that would be the case there, too.

Commissioners, I hope you will see fit to preserve the Fairfax Theatre for the community that has made us so welcome on our visits there.

Thank you,

Yours sincerely,

Phillip Leeds
78 Plateau Road
Springwood NSW 2777
Australia

+61 2 403 770 619

Sent from my iPad

SECONDARY SUBMISSIONS

Planning CHC <chc@lacity.org>

Alert: Demolition notice on 1991 and 1979 N. Alexandria 1920s Spanish bungalow in historic Los Feliz Square

1 message

Elizabeth Lovins <ealovins@yahoo.com> Fri, May 28, 2021 at 9:33 AM
To: Planning CPC <cpc@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, "chc@lacity.org" <chc@lacity.org>
Cc: Christy McAvoy <christy@christymcavoy.com>, Nyla Arslanian <nyla@discoverhollywood.com>, Brian Curran MacLellan <bcurranjr@gmail.com>, Laconservancy Info <info@laconservancy.org>, "mvavala@laconservancy.org" <mvavala@laconservancy.org>

Dear All,

Happy Friday and hope you all have a wonderful Memorial Day Weekend!

I'd like to flag this beautiful old Spanish Bungalow in the historic Los Feliz Square development, located between Normandie and Kenmore, north of Franklin. It has been slated for demolition.

However, this entire area should be treated like any other HPOZ and is currently a great candidate for an HPOZ. Destroying this, would destroy the historic nature, look and feel of the neighborhood in general. And I need to understand more about this house, but it should not be demolished.

Yesterday, I walked by this house and there is a demolition notice for 1991 N. Alexandria,which includes the empty lot next door at 1979 N. Alexandria.

Also, I was trying to look up the building records on LADBS, but the system is down right now. So I included the property info below. Again, this home looks like a very old Spanish bungalow, probably 1920s.

Historic Los Feliz Square development was built on the former site of Broadway department store owner, Arthur Letts, who was a world known horticulturalist. This land was once an official U.S. plant propagation sub-station site too. Lett's grew some of the worlds rarest cacti, which Huntington bought when Lett's died. Letts' son in law, Harold Janss, developed the site after Arthur Letts died. So Los Feliz Square was all built and developed in the 1920s and 30s. This neighborhood is a rare and important gem to the early development of Hollywood and became a very prominent Hollywood suburb. It's one of the mot intact historic neighborhoods in Los Angeles and I'm sure this house has an interesting history too.

So I'm asking for this house to be properly reviewed before any demolition takes place. Or what do you suggest?

Thank you,

Elizabeth

1991 N Alexandria Ave, Los Angeles, CA 90027 - 3 beds/2 baths



1991 N Alexandria Ave, Los Angeles, CA 90027 - 3 beds/2 baths

(TheMLS) Sold: 3 beds, 2 baths, 1557 sq. ft. house located at 1991 N Alexandria Ave, Los Angeles, CA 90027 sold ...

--

Elizabeth Lovins
Director, Hollywood Art Center, est.1912
http://www.hollywoodartcenterarchive.com
-
Research Archivist, Art, Design & Architecture Museum
University of California, Santa Barbara
-
Los Feliz Resident, *since 2003*

4 attachments

Harold Janss Los Feliz Square July 1921 Los Angeles Evening Herald.pdf
3957K

Los Feliz Square Hollywood Lure Los Angeles Herald (Los Angeles, Calif. _ 1900).pdf
4001K

Los Feliz Square Janss 1900 Los Angeles Herald (Los Angeles, Calif. _ 1900).pdf
4024K

Fine Hollywood Los Feliz Square development.pdf
70K

JUNE BLDG. PERMITS BEAT 1920 BY 60 PCT.

The number of building permits issued in Los Angeles in June exceeded the total for the same month last year by over 60 per cent. The total valuation, $6,269,000, fell only slightly behind last June's figure, and the latter included the $2,500,000 Pacific Mutual building, the largest permit ever issued in the city. When it is remembered that the largest permit for the month just closed was for only $166,000, the showing for the city's present building activity is considered phenomenal by practiced observers.

Furthermore, it is pointed out that prices of materials were considerably higher a year ago than now. But for this reduction in costs of building, the total valuation for June, 1921, would have exceeded last year's figure by a margin of something like 25 per cent, says Assistant Building Inspector C. V. Welch, who emphasizes the significant fact that the number of dwellings for which permits were issued last month was over twice the number in June, 1920.

Heavy Business in Rentals by Rowan

The rental department of R. A. Rowan & Co. reports a lease to the Home Service Co. for a storeroom at 601 South Grand avenue, to be used as a laundry agency. To Keltz & Abramson, a lease for 109½ West Third street. To T. Takahaski, a lease for 701 East Fifth street, for a shoe store. Storeroom at 515 West Washington to I. O. Furrer for nickel plating business. Entire top floor of the building at the northwest corner of Third and Main streets to Jose Sanroman for a dancing academy. A lease for 5000 square feet at 111 West Third street to Theo G. Lemon for photo engraving.

Prepare for First Planting of Hemp

BLYTHE, July 2.—Ground is being prepared for the first planting of hemp, a new venture which, according to agriculturists, may have great possibilities. Only a restricted area will be planted this year and the development of the experiment will be watched closely by experts.

EXPLAINS HOLLYWOOD GROWTH



Here Are Typical Scenes in Los Feliz Square, Hollywood, Subdivided by Janss Investment Co., Which Reports Rapid Sale of Sites in Popular Suburb

Studios and Beauty of Foothills Get Credit for Expansion

By HAROLD JANSS

Secretary of the Janss Investment Co.

So far as building activities within the city limits of Los Angeles are concerned, I believe it is undisputed that Hollywood continues, as it has for two years past, to be the hub of residential and minor business growth. Official figures bear this out. Hollywood is the whitest spot in "the one big white spot" represented by Los Angeles on the economic map of the nation just completed by the United States Chamber of Commerce.

The impetus given this section of Los Angeles by the early initial growth of the moving picture industry actually played a minor part in the development of Hollywood.

What the film business actually did was to direct attention to what was then a suburb, attracting thousands of tourists and local visitors there who were struck with the scenic and climatic charms of the foothill slopes.

Increased population resulted and the former inconspicuous suburb in no time became an important integral part of Los Angeles.

Many subdivision developments contributed to the marvelous rate of growth of Hollywood. Los Feliz square, at the junction of Vermont avenue and Los Feliz boulevard, furnishes a typical instance.

Last December, when the Janss Investment Co. acquired this land, the property comprised 60 sloping acres covered with wild flowers. Five months after the first grading teams went to work, Los Feliz square was a community of many homes and less than a dozen of the original several hundred lots remain unsold.

I believe in no other section of Los Angeles has so large an area been so quickly and thoroughly absorbed by seekers of homesites. Belated speculators were disappointed by the scores.

FINANCE FIRM MOVES

Lasker Brothers Finance Co. announce their removal from offices in the Baker-Detwiler building to Suite 322, Los Angeles Railway building at Broadway and Eleventh street.

BUILDING PROGRAM WILL BE ENLARGED

Convinced that Los Angeles is sure to continue her great development as an industrial city, the Los Angeles Investment Co. announces that its building program will be enlarged far beyond the original plans made at the beginning of the year. The officers of the company say they are meeting with a constantly increasing demand for homes in the southwestern part of the city, particularly on the higher lands.

In order to meet this increasing demand for homes in the southwest the company is preparing to extend its home building up and over the Baldwin hills from Mesa drive. The beginning of this new building activity will be at the junction of Mesa drive and West Forty-eighth street.

FIRST STEP

The first step in this development will be the laying out of a public golf course which will extend from West Forty-eighth street to the hills. The club house will be located just back of Mesa drive. The course will be reached by the Hawthorne car line and also by the West Forty-eighth street line, which terminates a short distance away. It is expected that when the Los Angeles Investment Co. begins building homes up the east slope of the Baldwin hills in the upper part of the tract known as Angeles Vista Heights this car line will be extended.

W. H. Harrison, general manager of the Los Angeles Investment Co., stated that he expects Vernon avenue and Santa Barbara streets will soon be extended through to the hills, which will make this part of the city even easier and quicker to reach by automobile than it is now.

INSTANT FAVOR

The new "little homes tract" recently opened at Inglewood by the company has jumped into instant favor, Mr. Harrison says. Twenty-seven of these homes have been sold in two weeks and the building of more is being rushed rapidly to meet the demand. These homes are sold on terms as low as $25 a month and are designed to be sold to families of moderate incomes. It is pointed out that most of these families are paying twice as much or more in rent.

NEW TRACT OF LAND OPENS UP AT HARBOR

With the opening of Ocean View Heights at Los Angeles harbor yesterday, possibly the most unusual subdivision of the year has been placed upon the market by the Los Angeles Harbor Development Co. Aside from offering highly desirable homesites overlooking the ocean, this tract embraces what are claimed to be remarkable opportunities for oil development.

"Aside from offering improved residence sites at prices greatly below appraised valuation," said Charles A. March, the company's manager, "this subdivision shows every indication of an independent income for investors from oil production, and every lot is being sold subject to such development. Geologists who have made a thorough survey of this property agree unqualifiedly that a lake of oil underlies the tract.

"Extensive oil developments are to be made without cost to investors. Lots are being sold subject to an oil and gas lease, covered by a binding agreement, that 25 per cent of all oil and 25 per cent of all profits from gas goes to the owners and contract holders of lots. We believe no similar opportunity exists today in this section.

"Aside from these mineral possibilities, Ocean View Heights is the nearest available tract overlooking the ocean for subdivision in the whole harbor district. All lots have fifty foot frontage and vary in depth from 125 to 200 feet. The initial payment by the investor need be no larger than 20 per cent of the purchase price."

Sales Reported in Wilshire Crest

David Barry & Co. and William F. Young, realtors, report the following sales in Wilshire Crest:

To Mrs. Mary C. Buckley and to Walter C. Fleury, each a lot on Rimpau boulevard; to George B. Grabe and Dennis J. Healy, three lots on Keniston avenue; to Miss Mary E. Phelps, a lot on Tremaine avenue; to Dr. J. Margaret Roberts, a very fine sunken garden lot fronting on Longwood avenue.

Cal. Field Crops Better This Year

Figures completed this morning indicate that the condition of all crops in California on June 1 was about 3.7 per cent below their average condition on that date, based on a ten-year period. Fruit crops, according to the statistics, were all in better shape last year at this time than they are today, while field crops show an improvement over 1920.

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Increase in Values Positive

For sixty days prices will remain the same as the original price list.

Now is your opportunity to locate in this beautiful Foothill Park adjacent to the wonderful college activity and environment.

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This is the Way We Build 'Em in West Adams Place!

—we make 'em cozy and comfortable, "homey" and attractive—that's what we do in West Adams Place! We build homes that are homes—a place where you and your kids have a chance to really live—where your life is not governed by rules, such as "no noise after 10 o'clock—no children or dogs."

Brother, you're passing up the best home-bet hereabouts if you don't locate in West Adams Place—everything's in your favor—location, improvements, prices, terms!

West Adams Place is located immediately adjacent to the stately mansions of the exclusive West Adams district—think what that environment means to growing boys and girls! Its location enables you to get plenty of "elbow room" and garden space for the same price a lot in a less desirable, more crowded part of the city would cost. You get all city improvements without having to pay city taxes! You can get a beautiful little homeplace similar to the one shown above for as little as $5000—and you can pay for it on terms that are less than rent!

Come to West Adams Place—drive out West Adams street, or take West Adams car (5c fare) going south on Hill street—get off at end of line.

West Adams Place Has the Backing of Such Men as

L. D. Sale, President Western Wholesale Drug Co.
S. F. Macfarlane, Attorney
Dr. Ray Robinson, Capitalist
Chas. Anderson, Postal Official
Norman Macbeth, Official Riverside Portland Cement Co.
Louis M. Cole, President Royal Packing Co. and former U. S. Food Administrator for Los Angeles
Harry Fryman, Owner Hotel Hayward
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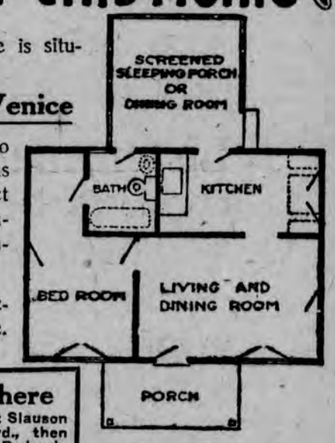
Pays for this Home

This cozy little home is situated on new

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just off of Redondo Blvd., only 4 blocks from business district of Inglewood—30 minutes from Los Angeles, 5c car fare.

Water, gas and electricity in ready for use.



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By Auto—Drive out West Slauson Ave. to Redondo Blvd., then south to our office at Redondo Blvd. and Centinela Ave.

By Street Car—Hawthorne-Inglewood car to Centinela Ave., 5c car fare by book. Office open daily until dark.

You Should See These Homes Today

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Main 5647 60127

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50-Foot Lots, $475 Up
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Just outside the city limits. The benefits of the suburbs with the convenience of the city. Cheaper than rent.

Lots 50x160, $500 Up
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These are ideal sites for the family of moderate means. Values must surely rise. Right in the trend of growth to the east. Get your lot today or tomorrow.

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These are really Little Farms. Raise your chickens, turkeys, ducks, geese and rabbits. Grow your vegetables, fruits and berries. Let this land pay for itself.

Belvedere Gardens—at the end of the Stephenson Avenue yellow car line. The best buy of the day for homes and investment. Temporary homes permitted. Free auto trips from our main office. Representative at tract office at end of car line.

Janss Investment Co.
FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND HOPE

SPEEDY AID FOR FARMER URGED BY SOLONS

WASHINGTON, Dec. 4.—"We have the votes here to pass legislation to aid farmers of the south and the west, notwithstanding the attitude of the Secretary of the Treasury Houston or Governor Harding of the federal reserve board," Senator-elect Heflin, Democrat, of Alabama, stated at the joint meeting of the senate and house agricultural committee today.

"There is no reason why these farmers are to be forced to sell on a low market and at great losses, only to see their products resold at a later day with great gain to speculators," Heflin continued.

Governor McKelvie of Nebraska, who was on the witness stand at the time, made several suggestions as to the part state governments might take to aid farmers.

McKelvie read resolutions adopted by the recent conference of governors which recommended government credit for foreign trade, further extension and renewal of credits and general aid by the federal reserve board.

"What are you going to do in Nebraska to aid?" Senator Capper, Republican of Kansas, asked.

"We propose a system of state land loan aid whereby the farmer can obtain long term loans," McKelvie replied.

"I am going to call in the farm associations of Nebraska in the nert 10 days to discuss matters to be taken up in this direction by the next legislature.

"Plans in many states will bring the deserved relief ultimately, but we must have ai dat once."

"Have your state banks granted credit to farmers?" Senator Harrison, Democrat of Mississippi, asked.

"The state banks are influenced by the policies of the federal reserve board since loans must be rediscounted with banks belonging to the federal reserve system," McKelvie replied.

Representative Sumners of Texas also urged the further extension of credit at once.

Elks Plan Benefit At Venice to Raise Christmas Funds

For the benefit of the Elks' Christmas cheer fund the Elks of Venice, Santa Monica and vicinity are to stage an entertainment in the Venice auditorium the night of Dec. 14. Proceeds will be used to aid poor children of the beach resorts.

Memorial services for men who gave their lives in the World War are to be held under the auspices of the Santa Monica Bay Order of Elks at the Elks' clubhouse, Venice, tomorrow. The principal address will be delivered by William H. Anderson, Los Angeles attorney and a member of the Santa Monica lodge.

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Build a home for yourself. It will relieve your own rent problem and release a home for someone else. We'll lend you money on easy terms if you have a lot and some cash. Our rates are the same as for the past twenty years. Write for our loan folder.

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C. H. WADE, Assistant Secretary.

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722 South Spring St.

GEN. TERRAZAS WILL RETURN TO MEXICO

Gen. Luis Terrazas and the remaining members of his family, who fled from Mexico at the height of the revolution and who have since been residing in Los Angeles, will return to their estates in the state of Chihuahua, leaving here on next Wednesday, it was learned today.

This announcement refutes a report of a few days ago that the great Terrazas estate had been sold to a private syndicate of Americans for a sum exceeding $20,000,000.

The entire party, including the members of the family, friends and servants, will number over 40, it is said ,and a special car has been chartered from the Southern Pacific to carry them to El Paso.

TO EXHUME BODY

The body of Frederico Sisniega, son-in-law of Gen. Terrazas, who died here over a year ago, will be exhumed and shipped to Chihuahua for burial in the family cemetery. Mrs. Sisniega, the widow, is a member of the party.

In the confusion of governments and general turmoil in the southern republic the entire estates of Gen. Terrazas, comprising hundreds of thousands of acres of valuable lands, were confiscated by the rebels and the owner and his family forced to flee.

RECLAIM LANDS

One of the first policies announced by the new government taking office in Mexico was that of returning the lands to their rightful owner and some time ago, it is understood, engineers were sent from here to start the work of reclaiming the lands of the estate. The Terrazas rancho is said to have been one of the most productive in the country.

It was learned that the party planned the trip for this date in order that they may be installed in the former home of the family by Christmas, which was usually a festive occasion lavishly celebrated at the hacienda in former years.

In addition to the special sleeper and chair car, the party will require a separate baggage car which will carry the body of Senor Sisniega and the household goods and luggage of the family.

Ships to Travel From Los Angeles To Mediterranean

Direct passenger and freight service from Los Angeles to the Mediterranean was announced today by Swayne & Holt of San Francisco, according to dispatches from that city.

The company has made application to the shipping board for three of the new "535's" for this proposed service —the first of the kind.

It was stated that ports of call will include, in addition to San Pedro, Seattle, Portland and San Francisco on the Pacific coast, and Cadiz, Barcelona, Marseilles, Genoa and Piraeus in Europe.

Where should you run your "want ad"? Where the most people will see it—that's in The Evening Herald. Phone it.

LLOYD GEORGE BEGINS IRISH PEACE MOVE

By International News Service

LONDON, Dec. 4.—Premier Lloyd George has begun "peace pour parleurs" with the Sinn Fein and negotions for a truce in Irish hostilities have been in progress for several days, it was autoritatively announced by the Morning Post today.

According to the Morning Post, the premier took the initiative without consulting leading members of his cabinet and more than one minister protested against the negotiations.

Fifty-six British soldiers and British policemen were killed in Ireland during November and 41 were wounded, according to a casualty list for that month made public by the Sinn Fein today.

IRISH KILLED

Twelve members of the Irish republican army were killed and wounded. Sixty-one civilians were killed and 101 were wounded.

Thirty-three clubs and public halls were wrecked, nine creameries were burned, five newspaper plants were demolishd, 193 shops and houses were burned and crops on 71 farms were destroyed. Thirty-five men were publicly flogged, according to the report.

The quiet situation in Ireland during the last few days may be attributed to the fact that the Sinn Feiners are awaiting the outcome of the "feeling out" process or to the fact that most of the belligerent leaders have been rounded up in the government's great drive.

INTERN LEADERS

Great internment camps have been constructed in various parts of Ireland. The first batch of Sinn Feiners has arrived at Camp Ballykialar, County Down, according to a dispatch received today.

The court martial of Countess Markiewicsz, the Sinn Fein woman member of parliament, has been concluded at Dublin and decision reserved. She is accused of organizing and directing a branch of the Sinn Fein boy scouts.

The attitude of the government toward the Sinn Feiners was believed to have been set forth by Lloyd George in his speech at the Constitutional club.

FIGHTS MURDER GANG

"We must first defeat the murder gang and make Ireland a worthy empire in our great empire," he said.

He criticised the followers of Former Premier Asquith, who have condemned Irish reprisals.

"Irish cruelty," Lloyd George said, "is worse than that of the Turks."

BIG DRIVE TONIGHT IN XMAS SEAL SALE

The first intensive drive for the Christmas Seal sale on the downtown streets of Los Angeles will be made this evening after 7 o'clock by nurses and medical students of the White Memorial hospital where the Los Angeles Tuberculosis association maintains a co-operative tuberculosis clinic.

The nurses will work under the direction of Miss Martha Borg, superintendent of nurses; the medical students under Dr. D. G. Magan. They will canvass Hill, Broadway, Spring and Main streets from Temple to Fourteenth street.

Up in the Chamber of Commerce building, where Mrs. J. M. Danziger, chairwoman of the Seal sale has her offices, Miss Marguerite Holdzkom and her assistants work 12 hours a day opening envelopes containing subscriptions of $1 or more each to the Christmas Seal sale fund from which the work of the Los Angeles Tuberculosis association is entirely supported.

These contributions are in response to appeals (70,000 of them) sent out by mail some time ago. With each appeal $1 worth of stamps were enclosed. Few and far between are the replies which contain refusals.

The Christmas Seal workers are optimistic that they will realize their goal of $50,000 by the close of Dec. 10, when the sale ends. General headquarters are at the Alexandria hotel where a group of the best women workers in the city are assisting Chairman Mrs. Danziger and Mrs. J. J. A. Van Kaathoven, president of the association. More than $1000 a day is being realized from the seal sales in the stores, shops and hotels downtown.

"Los Angeles is a generous, noble-hearted city," said Mrs. Danziger. "Every year our work grows as we expand our activities. Our expenditures increase in proportion. We have no source of revenue except from the sale of the Christmas Seals. Every year the people give us what we need. The little Seals grow increasingly popular. They are decorative for Christmas packages and letters and people are proud to buy and use them."

Unique Concert Given at Trinity

Singing last night at Trinity Auditorium before an audience which included both the musically talented and musically cultured, Alice Verlet, internationally famous Belgian soprano, gave a unique recital by putting an Edison phonograph to the most rigid test known—the comparison of the living artist's voice with that of the reproduction of the instrument.

The recital was held under the auspices of the Fitzgerald Music Co. which arranged the entertainment in furtherance of their motto: "For the Advancement of Music," and it is probable that many more such delightful concerts will be held, so successful was the one last night.

TAXPAYERS PROTEST

EL CENTRO, Dec. 4.—El Centro taxpayers today formed a league in an attempt to compel county officials to discontinue the alleged lavish use of public funds. The league will hold its first meeting Monday.



No Rent Raising!

PAY

$64 per Month on a New Home, Beautifully Finished, with All Modern Improvements and Conveniences, in

Angeles Mesa

"Residential Beauty Spot of the Southwest Highlands"

It will buy you a better home than you can rent for from $80 to $100; and each month you are piling up a greater and greater equity in your home.

Small Payment Down, Balance From $64 to $100 Monthly
Only 7 Per Cent Interest on Deferred Payments

SEE THESE NEW HOMES—Take Grand Avenue car marked "Mesa Drive." Get off at Mesa Drive and call at our tract office, or motor to Fifty-fourth street, then west to Mesa Drive, or phone us and one of our representatives will call for you and show you the property.

ANGELES MESA LAND CO.
W. P. JEFFRIES, PRESIDENT
OWNERS & BUILDERS
612-15 PANTAGES THEATRE B'L'D'G.
411 W. 7TH ST. PHONE 66015

LOS FELIZ SQUARE
(In Ultra Hollywood)

We are just opening a splendid new residence property on high, sloping ground, in the most appealing and commanding location in Hollywood. This latest and finest of Hollywood tracts comprises the well-known sixty acres at Vermont avenue and Los Feliz boulevard, Franklin avenue and Edgemont street. This great plaza has been subdivided into bungalow, parkway, and boulevard sites. The opening sale presents one of the infrequent opportunities to acquire ideal Hollywood home lots at first cost.

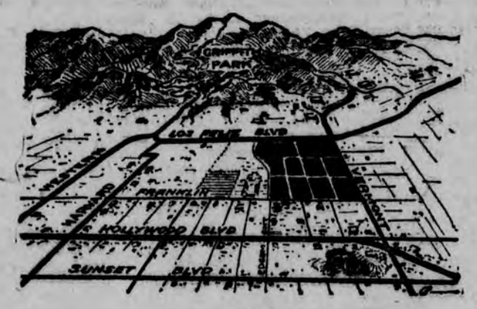
Development work is now under way. Lots will obviously be worth more when the streets have been completed. Because of insistent demand we have opened the property before this work was finished.

HOLLYWOOD'S LURE

First announcement of the subdivision of these sixty acres was made six days ago. Already an amazingly large number of lots have been sold. In a brief time homes will be started by buyers. Values always rise rapidly with the completion and occupation of beautiful houses.

The ideal and ultra section of Hollywood. Only a step from the Hollywood car line (walk north on Vermont to Franklin). A few minutes by motor from any part of Los Angeles. Pasadena visitors come by way of Glendale. The location map will guide you.

Bungalow lots as low as $2550. Parkway sites, $4000 and up. Reasonable restrictions and equitable terms.



Vermont avenue is the best thoroughfare for those coming from the south by motor; Hollywood boulevard for those from the west; Los Feliz boulevard from Glendale and Pasadena. From down town take Hollywood boulevard cars on Hill street.

Our representatives will be at Vermont and Franklin; also Vermont and Los Feliz. Or come to our general offices for further information or autos.

Janss Investment Co.
PHONE 16345
FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY

The
LA REINE APARTMENTS
Argyle Ave. and Franklin Ave.
The Most Choice
Location in HOLLYWOOD
To Be Built
On the Unit Plan.
Four-story brick building, artistic in design, beautiful court garden, all modern conveniences. Colonnade and observation towers on roof.
1, 2 or 3-Room Suites de Luxe.
See Our Plans.
Cash or Terms.

OWN YOUR OWN APARTMENT

The
HARDING APARTMENTS
41st and Figueroa.
to Be Built
on the Unit Plan.
A SMALL INVESTMENT
secures you a permanent HOME of 1, 2 or 3 ROOMS with KITCHEN and BATH, with all modern conveniences, including steam heat.
LIVE IN SAME
at a small monthly maintenance cost of
$5.00 to $25.00
Cash or Terms.

CHICAGO-CALIFORNIA INVESTMENT CORPORATION
Broadway 269. 529 Citizens National Bank Building, Spring at Fifth. Broadway 269.

Have You Seen the "Model Home of Moderate Cost" in West Adams Place?

It is indeed a "model"—it shows what you can do with a moderate sum of money thoughtfully spent. This beautiful model, completely furnished by Barker Bros., can be duplicated for only $7500.00!

It incorporates all the modern efficiency-producing and comfort-increasing appliances and improvements. It is a cozy, beautiful home of real comfort and beauty. It fully maintains the precedent established by the famous Girard "Model Home" in Walnut Park.

It is situated in beautiful West Adams Place—close to the stately mansions of the exclusive West Adams district. In West Adams Place you get all city conveniences, but don't pay city taxes. Homesites are offered for as little as $800, with a 5% discount for cash.

You should see this Model Home and the entire tract. Drive out West Adams street, or take West Adams street car going south on Hill street (5c fare), get off at end of line and look for sign directing you to the Model.

West Adams Place has the backing of such men as

L. D. Sale, President Western Wholesale Drug Co.
Norman Macbeth, Official Riverside Portland Cement Co.
S. F. Macfarlane, Attorney
Louis M. Cole, President Royal Packing Co. and former U. S. Food Administrator for Los Angeles.
Dr. Ray Robinson, Capitalist
Harry Fryman, Owner Hotel Hayward
Chas. Anderson, Postal Official
The Hellmans, And Many Others

Victor Girard

205-207 H. W. Hellman Bldg.
Fourth and Spring.

10521 Main 9122

PLAN TO EXTEND IRISH MARTIAL LAW ZONE

By International News Service

DUBLIN, Dec. 11.—Early extension of the martial law zone in Ireland was predicted here today. Opinion was general that Dublin will be included in the proclaimed area before the end of the year.

All Ireland today resembled a vast armed camp and the atmosphere is charged with tension. Yesterday's proclamation of martial law in a wide area in the southwestern part of the island, including the city and county of Cork, came with such suddenness that the bulk of the Irish people did not begin to realize until today the full gravity of the situation.

REBELS SEEK CITIES

One of the reasons why it is expected that Dublin will be included in the martial law zone is that the severity of winter is driving many gun-running rebels from the countrysides to the cities, and a host of them is expected to concentrate in the capital.

The government is expected to make every effort to round them up in conformity with Premier Lloyd George's announcement in the house of commons yesterday that disarmament of the republicans is the government's chief aim.

CORK REPORTED QUIET

Dispatches from Cork, which is the center of the martial law area, reported that city quiet early today. The belief was expressed in private telegrams from Cork that if the proclamation means that the black and tans will be kept in stricter discipline than they have observed hitherto martial law will prove a blessing.

It is estimated that 800,000 persons are under British army rules as a result of the government's action.

It is understood that additional British troops are coming to the guarded zone.

Asks Divorce from Noted Playwright

A suit for divorce against Hayden Talbot, author and playwright, was on file today. Talbot and Miss Norma Mitchell, widely known actress, were married June 14, 1913, at the Santa Monica Goodwin home, Goodwin acting as groomsman and his wife, then Margaret Moreland Goodwin, as matron of honor at the wedding, which was a bay city social event.

TO EXTEND JUVENILE COURT

County officials are said to be considering the establishment of a branch of the juvenile court in Pasadena, following a discussion of the subject between Judge Sidney N. Reeve and social service experts of the Crown City. Many of those connected with child welfare work in Pasadena are said to favor the plan.

JACK TREAT, FOR WHOM FUNERAL IS HELD TODAY



YOUTH KILLED IN ACCIDENT IS BURIED

Funeral services were scheduled to be held at Bresee Bros.' chapel at 1:30 this afternoon for Jack Treat, son of Mr. and Mrs. H. L. Treat, of 441 West Sixty-third street, who was instantly killed in an accident at the Alameda street plant of the Los Angeles Gas & Electric corporation Wednesday.

The young man, whose sunny disposition won him a wide circle of friends, had been working at the plant about three weeks. He fell across a number of metal bars charged with electricity.

About a year and a half ago he left Polytechnic high school, where he had been a student, taking wireless and electrical courses. Later he assisted in the installation of the great transformers at the new Goodyear plant.

In addition to his parents, to whom his sudden death was a sad blow, he leaves a sister, Miss Dorothy Treat.

The body will be laid away in Hollywood cemetery.

WOOLWINE FIGHTS PAROLE OF CAPLAN

The application for parole for David Caplan, convicted of manslaughter in connection with the dynamiting of the Times building, will be vigorously opposed by District Attorney Woolwine.

Caplan is now eligible for parole as the result of dismissal of the 18 murder indictments against him by Superior Judge Willis, who ruled that Caplan, under the law, should have been brought to trial on these charges within 60 days after his arrest.

In a letter to the state board of prison directors, who will receive Caplan's parole application, Woolwine said:

"It is my opinion that it would be a serious mistake and an injustice to the public to parole this anarchist and murderer."

SEEKS $35,000

Alleging he was not accorded "screen mention" in a picture for which he was technical director under an alleged contract with the Selznick Pictures, Inc., Stephen Goosen will seek $35,000 damages from the company through a suit which was on file today in the superior court.

EXTORTION CASE ARREST; INDICT 3 POLICEMEN

Accused of complicity in an extortion plot in which an aged Italian couple, Sam Mustachio and his wife, were the victims, H. R. Lewe was arrested today on a county grand jury indictment.

Three Los Angeles policemen, alleged to have been parties to the plot, and also under indictment, were expected to be taken into custody before the day ended. Two were named and the third was listed as "John Doe."

There are two counts in the indictment against the police officers, it was reported. In one count it is alleged that Mustachio and his wife were persuaded to pay the accused persons $500 on the representation that the Italians thereby would obtain "protection" while making wine in their home.

In the second count it is alleged that the persons indicted extorted $800 from a Los Angeles physician in connection with the obtaining of a quantity of liquor from a bonded warehouse by the doctor, who, it was stated, was threatened with "exposure" if he did not pay.

A Venice police department speed officer also was under indictment today in connection with alleged perjury in testifying at the trial of a person accused of violating the speed laws.

U. S. Probes Parley Of Senator with Guatemala Envoy

By International News Service

WASHINGTON, Dec. 11.—The state department has taken up the matter of the conference held yesterday between Julio Bianchi, minister from Guatemala, and Senator Moses of New Hampshire, it was learned today.

The discussion of Guatemalan affairs with Senator Moses by the Guatemalan minister is regarded as a breach of diplomatic procedure, it was learned, and the minister will undoubtedly be called upon for an explanation and further action may result.

Storm Still Rages on Northern Coast

PORTLAND, Ore., Dec. 11.—A storm, considered the worst in many years, was still raging along the coast line of Washington and Oregon last night. It is said that in some sections the gale reached inland as far as 100 miles. According to one observer, the wind attained a velocity of 68 miles an hour on the south coast of Washington. As a result of heavy rains, a freight train near Marshfield ran off the track when a railroad sill sank under its weight.

CONFERENCE ON CALIF. MISSIONS HELD IN NORTH

DEL MONTE, Dec. 11.—A gathering of representatives of several historical societies who are interested in the restoration and upkeep of a score of old Spanish missions from San Diego to Sonoma was held in this city today.

SEEK OWNER OF COCAINE

Federal officers today were seeking the owner of a steamer trunk which they discovered contained a cache of cocaine valued at about $10,000. The discovery of the drug was made while the officers were following the trail of Juan Martinez, an alleged narcotic smuggler.

SCENARIO WRITER DIVORCE

F. McGrew Willis, scenario writer, was made defendant in a suit for divorce instituted by Marie S. Willis, who was reported to have blamed another woman for their separation.

PENNSYLVANIANS rally Monday evening, Dec. 13, 607 W. 16th st.—Advertisement.



THE GIFT SUPREME

A Home for Your Family in

Angeles Mesa

"RESIDENTIAL BEAUTY SPOT OF THE SOUTHWEST HIGHLANDS"

You will make their hearts glad and better yourself financially and in every other way

PAY US MONTHLY **$61.50** on a new home with every modern convenience, well built, beautifully finished.

It will give you a better home than you can rent for from $80 to $100, and provide a substantial equity. The cost of the building material in these houses was lower than it can be bought for today, and WE GIVE OUR PURCHASERS THE BENEFIT.

Small Payment Down, Balance From $61.50 to $100 Monthly; Only 7 Per Cent Interest on Deferred Payments

SEE THESE NEW HOMES—Take Grand Avenue car marked "Mesa Drive." Get off at Mesa Drive and call at our tract office, or motor to Fifty-fourth Street, then west to Mesa Drive, or phone us and one of our representatives will call for you and show you the property.

ANGELES MESA LAND CO.

W. P. JEFFRIES, PRESIDENT
OWNERS & BUILDERS
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411 W. 7TH ST. PHONE 66015

Established 1889 Assets Over $5,000,000

Build Now For Yourself

You can afford to live in your own home now. A lot and some cash is all you need—we will loan you the balance on easy terms. Our rates are low—the same as for the past twenty years. Write or call for loan folder.

Help Others and Profit

Many more homes would be built if more money were available. Money invested in our Full Paid Certificates helps to build homes and pays 6% to the investor. You can invest $100 or any multiple thereof and withdraw it any time after the first year. Call or write for folder and financial statement.

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W. G. COCHRAN, President
A. E. POMEROY, Vice President
W. D. WOOLWINE, Treasurer
J. M. ELLIOTT, Vice President
C. J. WADE, Secretary

D. M. CUTHBERT, Loan Inspector
C. H. WADE, Assistant Secretary

STATE MUTUAL Building and Loan Assn.



Manor House or Cottage—

Apartment house or bungalow—the most economical form of permanent construction is recognized by architects and builders in Hollow Tile. One of the biggest building companies in Southern California states that there have been recent substantial cost increases in various building materials.

"Heath" Hollow Tile

Has not advanced in price since early in 1920. Its original cost is the only cost. There is a saving of labor in laying; it needs no repairs or painting and is everlasting. "Heath" Hollow Tile construction in your house insures comfort, economy and satisfaction for all time.

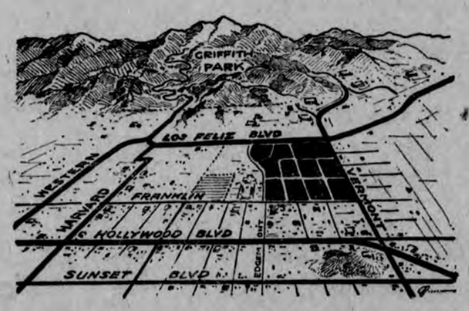
Los Angeles "Pressed" Brick Co.

Entire Sixth Floor Frost Building.
Second and Broadway
Phones—Main 502—60489

LOS FELIZ SQUARE
(In Ultra Hollywood)

You may not be quite ready to build your Hollywood home, but it is advisable to secure your site while you can. Hollywood lots at original opening prices are rare opportunities these days.

Less than two weeks ago we made first announcement of the subdivision of sixty splendid acres at Vermont and Franklin avenues, Los Feliz boulevard and Edgemont street. The demand has been even greater than we anticipated. That is why we suggest that you make an early reservation.



The heart of Ultra Hollywood; a residence section, but close to markets, schools, churches, transportation.

The location map will guide you. Representatives will meet you. Or come to our general offices for auto.

Hollywood's newest and finest tract. Hollywood residents show their appreciation of this high, sloping location by the amount of their investments. They are the quickest buyers. Bungalow lots and parkway frontage. Take the Hollywood car to Vermont and walk north two blocks to Franklin. A few minutes by motor.

Values should rise quickly above present opening prices. Bungalow lots at $2550 and up, and parkway sites for $4000 and up offer enticing investment opportunity, both to immediate builders and those who will build later.

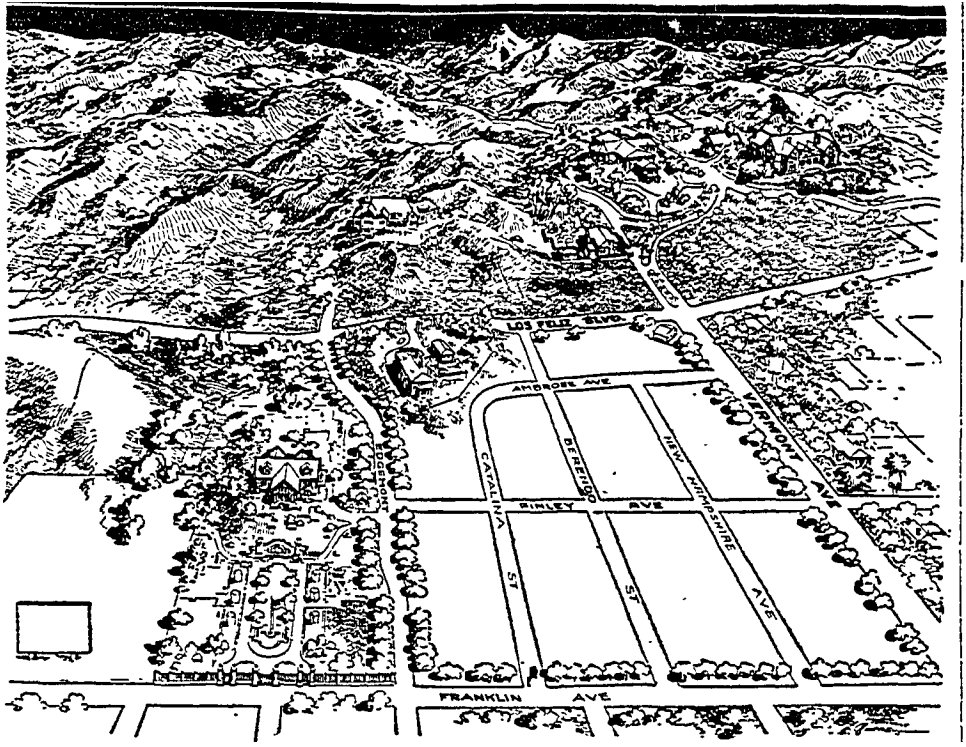
Janss Investment Co.

PHONE 10345
FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY

Fine Hollywood Foothill Subdivision

Los Angeles Times (1886-1922); Nov 28, 1920; ProQuest Historical Newspapers: Los Angeles Times
pg. V2

Fine Hollywood Foothill Subdivision



Los Feliz Square, at the head of Vermont avenue, to be placed on the market by the Janss Investment Company; sketch by Charles H. Owens.

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Planning CHC <chc@lacity.org>

ADUs in Historic Districts

1 message

indiejean@att.net <indiejean@att.net> Tue, Jun 1, 2021 at 3:23 PM
To: chc@lacity.org
Cc: lambert.giessenger@lacity.org

Hon. CHC Commissioners

The CHC formed a subcommittee regarding ADUs. Please review the information in the following letter regarding ADUs and approvals that were being issued in the St. James Park National Register District in the University Park HPOZ. While these approvals are ministerial, the law does provide for the protection of historic resources.

Attached is detailed information. Objective standards are not being adhered to and our St. James Park National Register Historic District is suffering demonstrable and preventable harm. Please see attachments for additional and detailed information. The OHR approval at 2336 Scarff Street/17 St. James Park needs to be rescinded. It does not bear up under scrutiny.

Jean Frost

213 747 2526

ADUs in St. James Park NR District.pdf
12567K



Jean Frost
2341 Scarff Street
Los Angeles, CA. 90007

May 21, 2021

Ken Bernstein (ken.bernstein@lacity.org)
Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Re: Accessory Dwelling Units in Historic Districts, 2142 Portland Street, 2336 Scarff Street/17 St. James Park
(via e mail and US Post)

Dear Ken,

This letter serves as a follow up of our brief conversation a few weeks ago. It provides the specifics you asked for regarding ADUs conformance to the University Park Preservation Plan. (see attachment 1 and 2.) The purpose of my earlier call and this letter is:

1. To engage OHR and those persons responsible in preserving our historic resources and maintaining the appropriate settings.
2. To prevent further irreparable damage to the St. James Park National Register District within the University Park HPOZ.

Details were provided in the January 26 letter from Amy Minteer of Chatten-Brown, Carstens and Minteer which is attached. For clarity and to expedite your review, I am focusing on 2 specific case studies: 2142 Portland and 2336 Scarff Street/17 St. James Park.

2142 Portland Street

You may recall, at the recent CHC meeting, numerous parties raised the issue of approval of accessory dwelling units (ADUs) in historic districts that did not conform to the State law in the protection of historic resources.[1] This is an ongoing issue. At that meeting, Commissioner Milosky questioned how an

[1] Government Code section 65852.2, subdivision (a)(1)(B)(i) establishes several requirements for what that local ADU ordinance must contain, plainly stating that an ordinance adopted by a local agency to provide for the creation of ADUs:

shall do all of the following...(B)(i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources. These standards shall not include requirements on minimum lot size.

ADU could be approved in the front yard setback of a National Register District. The staff response was "It's a corner lot." This response was lacking in any understanding of the context of the proposed ADU development at 2142 Portland Street in the St. James Park National Register District.

One does not get to "choose" what is the front yard. The facts clearly show and is unequivocally discernible (while the submitted plans may be misleading) what is the front yard of 2142 Portland.



Front yard clearly on Portland 1



New ADU above garage 1

Nevertheless, the planner signed off in the face of clear contextual and factual evidence that the ADU was in the front yard setback, on top of a non-conforming garage that dated back to the 50s. The result is a hulking 2 story presence that extends way beyond the primary residence and forever changes the way that block of the NR District is perceived and experienced. Yet we – as a community- relied on the good judgement of planning which failed. Had been this been a song it would be called "tone deaf." The damage is done. It is severe. It is irreparable. It destroys over 40 years of preservation planning. How can such damage be repaired?

This is disturbing because there were other options that were not explored. The inspired remedy of eliminating the non-conforming 1950s garage and placing the ADU in conformance to the front yard setback of the historic Tillotson House and the entire rest of the historic houses on that Portland Street block face could not be even considered.

One hopes to prevent similar damage to other sites within the St. James Park National Register District – which brings the next case in point: 2336 Scarff Street/St. James Park.

2336 Scarff Street/St. James Park.

Before permits are issued and the damage ensues, OHR needs to look at a revision of the current plans working with the owner, CHC, the Conservancy, and interested preservation partners to revise the plans so that further damage to the District is not done. This harm is preventable and development of a ADU is entirely possible. These egregious and misleading plans have somehow again been signed off in the face of factual evidence. ZIMAS shows:

HPOZ Cleared 12/8/2020 KATIE DEBIASE

Historic monument Cleared 12/8/2020 KATIE DEBIASE.

Those who are assigned the responsibility of protecting our historic resources are failing miserably. Again, we have a complete misunderstanding of what is the context of 2336 Scarff St/17 St. James Park.

The misleading plot plan submitted needs to be questioned and evaluated in the context of the site. OHR seems not to understand the importance and significance of these National Register garages, how they fit in and enhance the streetscape of both Scarff Street and St. James Park and are themselves significant historic resources. There appears to be a mindset that all garages are in the rear of properties and hidden from view. That is not the case here. I would be pleased to walk you through the National Register District and these properties to understand the setting.

The historic garages are an integral part of the streetscape of Scarff Street and St. James Park. As the Standards state: **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."** The spatial relationships of the historic buildings are character defining features prominent to the facades and are destroyed by the current proposal.

The Planning Department relies on sign offs by OHR and CHC staff as those with the expertise to evaluate conformance to the Secretary of the Interior Standards and the Preservation Plan.

OHR staff has failed miserably *at* 2326 Scarff St/17 St. James Park just as they did at 2142 Portland. But the 2326 Scarff St/17 St. James Park is not yet built nor have permits been issued. There is time for intervention. 2142 Portland is built, and it would be naïve to think the damage could be undone. nor have permits been issued. The OHR sign off needs to be immediately rescinded. It was approved in error.



The owner of the property lives in Hawaii and has a positive restoration record here in University Park. She would be likely be someone who, if understanding the irreparable harm these plans inflict, would be able to participate in a dialogue that would stop the harm that this proposed ADU plan inflicts upon the character defining features of 2326 Scarff St/17 St. James Park, the historic streetscape and on the St. James Park National Register District itself.

We rely on those empowered to function effectively and follow the goal "do no harm." Immediate steps need to be taken to prevent further damage to the St. James Park National Register District.

There seems to be some terrible confusion at OHR on what are objective versus what are subjective standards. Insufficient attention to detail and not enough competency has informed these two specific approvals. Further details are provided as attachments.

We understand the CHC has convened a subcommittee to evaluate how the city is implementing approval of ADUs within the State law which mandates the protection of historic resources. We applaud this step. But at this site the potential and avoidable harm is imminent and action must be taken to prevent severe and irreparable damage.

All the previous efforts have fallen on deaf ears. In November 2020, I spoke with Shannon Ryan and, while I appreciate the time spent in discussion, there was no response to our conversation. I raised the issue of sign offs in the UPHPOZ and St. James Park National Register District with the purpose of addressing these demonstrable issues but to no avail. The HPOZ Chair, David Raposa, and I have had numerous emails with staff as early as June and July 2020 in an effort to protect historic resources and our efforts were dismissed. Katie DeBiase (now Katie Knudson) wrote: "As state law requires that the review of ADUs be conducted through a streamlined ministerial process, without discretionary review by an HPOZ Board, it is up to staff to work with the applicants to design something compatible, but only using what is considered objective standards." All pertinent comments about applicable objective standards fell on deaf ears with a single dismissal as "subjective" which is simply not the case.

These **are** objective standards. They are not being adhered to and our St. James Park National Register Historic District is suffering demonstrable and preventable harm. Please see attachments for additional and detailed information. The OHR approval at 2336 Scarff Street/17 St. James Park needs to be rescinded. It does not bear up under scrutiny.

Very Truly Yours,

Jean Frost
Vice-President, Preservation, West Adams Heritage Association

Attachments:
Attachment 1: 2142 Scarff Violation of Standards
Attachment 2: 2336 Scarff Street Violation of Standards
Letter of January 26, 2021, to OHR from Amy Minteer, Chatten-Brown, Carstens & Minteer
Letter of February 26, 2021 from Adrian Fine, Los Angeles Conservancy

Cc: Shannon Ryan (shannon.ryan@lacity.org)
Katie Knudson (katie.knudson@lacity.org)
Lambert Giessinger (lambert.geissiner@lacity.org)

UPOZ Board
Cultural Heritage Commission (CHC)
Adrian Fine, LA Conservancy
Amy Minteer, Chatten-Brown, Carstens & Minteer
Mrs. Betty Foo
University Park HPOZ Board

ATTACHMENT 1

2142 Portland Street -Violation of Standards

2142 Portland Street is the site of the historic Tillotson House, a contributing resource to the St. James Park National (and California) Register Historic District. The City recently approved a two-story tall ADU, as an addition over a one story non-conforming garage constructed in 1950, in the front yard setback for this resource. (See Exhibit 1, p. 1.) This ADU project fails to comply with several objective provisions of the University Park HPOZ Preservation Plan ("Preservation Plan").

The Preservation Plan includes the following objective provisions:

• "New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located." (Preservation Plan p. 90.)

• "Identify and respect the pattern of front and rear setbacks for the block. While side and rear setbacks may vary, the traditional siting relationships should be maintained." (Preservation Plan p. 92.)

• "Respect the prevailing setback, i.e. the most commonly occurring setback and lot coverage of the historic properties on the block face on which the building will be sited." (Preservation Plan p. 95.)

• "New secondary structures should be located behind the line of the rear wall of the house." Preservation Plan p. 104.)

WAHA and ADHOC presented evidence clearly showing the prevailing and the historic front yard setback for the 2100 block of Portland Street and that the new construction for the ADU would be located within that setback. They also identified locations for the ADU on the site that would not conflict with these Preservation Plan provisions. Despite it being noncompliant with the objective limit on construction in the prevailing and historic front yard setback for the block, the City approved the ADU as proposed in the historic front yard setback.

ATTACHMENT 2

2336 Scarff Street/St. James Park: Violation of Standards

2336 Scarff Street is another contributor resource to the St. James Park National (and California) Register Historic District. This through lot includes two existing residences, one facing Scarff Street and one facing St. James Park. Each includes a garage to the south of the main buildings, and the garages are a prominent part of the historic setting and streetscape. The ADU project would convert each of these garages into ADUs by removing historic fabric, adding windows and doors, and completely changing the primary façade of the historic garages and adding a faux brick finish to this façade that is inconsistent with the historic character of the resource. The ADU would change the roof form of the existing garages from hipped to gabled and would add a secondary roof. (See Exhibit 1, p. 3-4.) The ADU plan also calls for parking in the St. James Park front setback. This project would also be inconsistent with a number of objective Preservation Plan provisions.

- "Adding new windows on primary facades is inappropriate." (Preservation Plan p. 53.)

- "Preserve the materials and design of historic doors and their surrounds." (Preservation Plan p. 58.)

- "The size, scale, and proportions of historic doors on a façade should be maintained. Filling in or altering the size of historic doors, especially on primary facades, is inappropriate." (Preservation Plan p. 58.)

- "Preserve the historic roof form." (Preservation Plan p. 66.)

- "The introduction of faux finish not characteristic of a particular style period should be avoided. (Preservation Plan p. 76.)

- "New additions should not be built on the primary façade or facades or the front half of the side facades. Additions should be located at the rear of the structure whenever possible, away from the main architectural façade." (Preservation Plan p. 81.)

- "Parking areas should be located to the rear of the structure." (Preservation Plan p. 87.)

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This ADU project was improperly approved with additions to the main façade of the existing garages, an addition that adds non-historic windows and faux finishes. It also removes the historic fabric of these resources. Members of WAHA and ADHOC provided comments regarding how the existing garages could be converted to ADUs in compliance with the Preservation Plan provisions at 2142 Portland Street and 2301 Scarff Street. Despite this, the City required no changes in the ADM project based on the approval forms that erroneously checked a box stating that the projects comply with the Preservation Plan. Los Angeles Office of Historic Preservation.

Hermosa Beach Office
Phone: (310) 798-2400
Fax: (310) 798-2402

San Diego Office
Phone: (858) 999-0070
Phone: (619) 940-4522

Chatten-Brown, Carstens & Minteer LLP

2200 Pacific Coast Highway, Suite 318
Hermosa Beach, CA 90254
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Amy Minteer
Email Address:

Direct Dial:
310-798-2400 Ext. 3

January 26, 2021

Via Email

Ken Bernstein (ken.bernstein@lacity.org)
Shannon Ryan (shannon.ryan@lacity.org)
Katie Knudson (katie.knudson@lacity.org)
Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012

Re: Accessory Dwelling Units in Historic Districts

Dear Mr. Bernstein, Ms. Ryan, and Ms. Knudson,

On behalf of the West Adams Heritage Association (WAHA) and the Adams Dockweiler Heritage Organizing Committee (ADHOC), we write to address the City's process for approving accessory dwelling units (ADUs) in historic districts. As an initial matter, WAHA and ADHOC would like to make clear that they are incredibly supportive of the use of ADUs as a means of addressing California's housing crisis. We believe ADUs can be designed to be compatible with the historic districts they are located within while still providing needed housing.

Our concern is that a number of ADUs recently approved by the City in historic districts, in particular within the National Register Historic Districts located in the University Park area, have been designed in a manner that is incompatible with the historic district and fails to follow the Preservation Plan for this area. Members of WAHA and ADHOC and other stakeholders have been informed by City staff that the City believes it is unable to require revisions to ADU projects that adversely impact contributor resources in historic districts due to recent updates to state law addressing ADUs. We disagree with this conclusion and in this letter address the City's ability and responsibility to avoid such impacts under both state law and the City's ADU ordinance, while still allowing development of ADUs.

I. State ADU Law Requires Local ADU Ordinances to Prevent Impacts to Historic Resources.

Recent updates to California's statewide ADU law do set limits on local jurisdictions' ability to prohibit ADU development. The updated Government Code section 65852.2 requires a local agency to ministerially approve ADUs under set circumstances if the agency does not adopt a local ADU ordinance or update its existing ordinance pursuant to state law updates. However, if a local agency does choose to the adopt or update its ADU ordinance, Government Code section 65852.2, subdivision (a)(1)(B)(i) establishes several requirements for what that local ADU ordinance must contain, plainly stating that an ordinance adopted by a local agency to provide for the creation of ADUs:

> **shall** do all of the following…(B)(i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, **setback**, landscape, **architectural review**, maximum size of a unit, **and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Resources**. These standards shall not include requirements on minimum lot size.

(emphasis added.)[1]

The City updated its local ADU ordinance in 2019 and, pursuant to the requirements of state law, the ordinance must include standards to prevent adverse impacts to California and National[2] Register designated resources. The City's ordinance should also provide for architectural review and establish acceptable setbacks for ADUs.

The California Office of Historic Preservation agrees that local agencies retain the ability to protect historic resources through design review and by setting standards to prevent impacts to resources listed on the California Register:

---

[1] WAHA and ADHOC have also heard concerns from the City regarding the need to comply with SB 330. SB 330 addresses housing development projects, not ADUs. It was adopted after Government Code section 65852.2 was updated and does not include any further revisions to the Government Code relating to ADU approvals.

[2] Historic resources listed on the National Register are automatically listed on the California Register.

Local ADU Ordinance with Design Review
While every local agency must approve an ADU if it consistent with state law, it has the opportunity to pass a local ADU ordinance that imposes standards on ADUs including, but are not limited to, parking, height, setback, lot coverage, landscape, architectural review and the maximum size of a unit. While this provision is not specific to historic properties, it does allow the adoption of design review standards that could benefit historic properties and neighborhoods.

Prevention of Adverse Impacts on California Register Properties
In addition, an agency may impose standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places [Californian Register of Historical Resources].

(https://ohp.parks.ca.gov/?page_id=29972.)

Thus, any claims that the City is unable to impose design standards or prevent impacts to designated historic resources is belied by the requirements of the updated state law.

II. The City's Updated ADU Ordinance Must Prevent Adverse Impacts to Historic Resources.

The City updated its ADU ordinance in December 2019, thus the City's ordinance must include architectural review standards and standards to prevent adverse impacts to resources listed on the California Register. The City's updated ADU ordinance identifies development standards for ADUs, requiring that ADUs:

Comply with all applicable objective provisions required pursuant to Chapter 1 of this Code, including provisions stated in the underlying applicable zone and height district, Specific Plan, Historic Preservation Overlay Zone, Community Planning Implementation Overlay and other applicable zoning ordinances, policies or other documents established pursuant to Chapter 1, Article 3 of this Code. In any instance where there is conflict, this subdivision shall govern.

(LA City Ordinance No. 186481, Sec 2, subd. (c) [LAMC 12.22.A.33].)

To the extent the City interprets its own ADU ordinance as being unable to prevent adverse impacts to resources listed on the California Register because only unspecified objective standards are being imposed, its ordinance does not comply with the requirements of Government Code section 65852.2, subdivision (a)(1)(B)(i). Moreover, that state law specifically allows architectural review provides for the City's broad consideration of design features. Compliance with only objective standards may be inadequate to prevent impacts to California Register resources. In fact, as discussed below, as enforced by the City in a number of instances, compliance will only unspecified standards the City considers to be objective has resulted in adverse impacts to several contributor resources in the St. James National Register District.

III. The City Has Failed to Enforce Objective Preservation Plan Standards.

WAHA and ADHOC believe the City's ordinance fails to comply with state law requirements for ADU ordinances to prevent adverse impacts to designated resources by restricting consideration to unidentified objective standards. The City has adopted the University Park HPOZ Preservation Plan to prevent adverse impacts to this historic preservation overlay zone, which includes three National Register Historic Districts. Failure to comply with any of this Plan's provisions would result in adverse impacts to these historic resources.

The City has claimed it will only enforce those provisions in the Preservation Plan it deems to be objective, but the City has not specified which provisions it considers to be objective and which provisions it will not enforce. Even if it were appropriate to consider only objective provisions of the Preservation Plan, the City failed to require compliance with a number of objective standards from the University Park HPOZ Preservation Plan in several recent ADU projects located in the St. James Park National Register Historic and approved ADU projects with adverse impacts to these historic resources. WAHA and ADHOC submitted detailed comments to the City, identifying the ability to construct an ADU on 2142 Portland Street and without significant impacts to the resources, but the

City failed to enforce the objective Preservation Plan standards that would prevent these impacts. Recent examples include, but are not limited to, the following:

2142 Portland Street is the site of the historic Tillotson House, a contributing resource to the St. James Park National (and California) Register Historic District. The City recently approved a two-story tall ADU, as an addition over a one story non-conforming garage constructed in 1950, in the front yard setback for this resource. (See Exhibit 1, p. 1.) This ADU project fails to comply with several objective provisions of the University Park HPOZ Preservation Plan ("Preservation Plan").

The Preservation Plan includes the following objective provisions:

- "New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located." (Preservation Plan p. 90.)

- "Identify and respect the pattern of front and rear setbacks for the block. While side and rear setbacks may vary, the traditional siting relationships should be maintained." (Preservation Plan p. 92.)

- "Respect the prevailing setback, i.e. the most commonly occurring setback and lot coverage of the historic properties on the block face on which the building will be sited." (Preservation Plan p. 95.)

- "New secondary structures should be located behind the line of the rear wall of the house." (Preservation Plan p. 104.)

WAHA and ADHOC presented evidence clearly showing the prevailing and the historic front yard setback for the 2100 block of Portland Street and that the new construction for the ADU would be located within that setback. They also identified locations for the ADU on the site that would not conflict with these Preservation Plan provisions. Despite it being noncompliant with the objective limit on construction in the prevailing and historic front yard setback for the block, the City approved the ADU as proposed in the historic front yard setback.

2301 Scarff Street is also a contributing resource to the St. James Park National (and California) Register Historic District. A recently approved ADU project at this site includes the destruction of the original historic fabric of the carriage house/garage that is being renovated into an ADU. Of particular concern is the ADU project's removal of the historic garage doors. This ADU project also includes the use of vinyl windows. (See Exhibit 1, p. 2.) These features of the ADU adversely impact the historic resource and fail to comply with following objective provisions of the Preservation Plan:

- "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided." (Preservation Plan p. 47.)

- "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved." (Preservation Plan p. 47.)

- "Preserve the materials and design of historic windows and their surrounds, including hardware." (Preservation Plan p. 53.)

- "Repair windows or doors wherever possible instead of replacing them. Replacement of existing windows should be allowed only when the photographical evidence is provided to the Board by the homeowner that the windows are too deteriorated and cannot be rehabilitated." (Preservation Plan p. 54.)

- "When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction, and profile. True divided-light windows should be replaced with true divided-light windows, and wood windows with wood windows." (Preservation Plan p. 54.)

- "Preserve the materials and design of historic doors and their surrounds." (Preservation Plan p. 58.)

- "The size, scale, and proportions of historic doors on a façade should be maintained. Filling in or altering the size of historic doors, especially on primary facades, is inappropriate." (Preservation Plan p. 58.)

- "When replacement of doors is necessary, replacement doors should match the historic doors in size, shape, scale, glazing, materials, method of construction, and profile." (Preservation Plan p. 58.)

- "Aluminum windows should not be allowed within the district." (Preservation Plan p. 99.)

The ADU project at 2301 Scarff Street removes, instead of repairing, historic windows, and replaces wooden windows with vinyl, contrary to the objective provisions in the Preservation Plan, adopted to reduce impacts to historic resources. The project also fails to comply with objective Preservation Plan provisions by including the removal of historic fabric, the historic garage door, and replacement of the historic door with a door that does not match the historic garage door in size, shape, scale, materials or profile.

2336 Scarff Street is another contributor resource to the St. James Park National (and California) Register Historic District. This through lot includes two existing residences, one facing Scarff Street and one facing St. James Park. Each includes a garage to the south of the main buildings, and the garages are a prominent part of the historic setting and streetscape. The ADU project would convert each of these garages into ADUs by removing historic fabric, adding windows and doors, and completely changing the primary façade of the historic garages and adding a faux brick finish to this façade that is inconsistent with the historic character of the resource. The ADU would change the roof form of the existing garages from hipped to gabled and would add a secondary roof. (See Exhibit 1, p. 3-4.) The ADU plan also calls for parking in the St. James Park front setback. This project would also be inconsistent with a number of objective Preservation Plan provisions.

- "Adding new windows on primary facades is inappropriate." (Preservation Plan p. 53.)

- "Preserve the materials and design of historic doors and their surrounds." (Preservation Plan p. 58.)

- "The size, scale, and proportions of historic doors on a façade should be maintained. Filling in or altering the size of historic doors, especially on primary facades, is inappropriate." (Preservation Plan p. 58.)

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Members of WAHA and ADHOC provided comments regarding how the existing garages could be converted to ADUs in compliance with the Preservation Plan provisions at 2142 Portland Street and 2301 Scarff Street. Despite this, the City required no changes in the ADM project based on the approval forms that erroneously checked a box stating that the projects comply with the Preservation Plan.

To demonstrate the ability to fit an ADU within an historic district, without detracting from the historic significance, WAHA and ADHOC have provided examples of several well-designed ADUs in the City that both provide housing and comply with the Preservation Plan. (Exhibit 2, examples located at 2643 Orchard Avenue, 2754 ½ Kenwood Avenue, 2665 ½ Orchard Avenue and 2340 Portland Street.) WAHA and ADHOC have also prepared a case study identifying the impactful features of improperly designed ADUs and contrasting them with the features of well-designed positive examples of ADUs in historic districts. (Exhibit 3.)

Conclusion

The City must revise its process for approving ADUs in historic districts so that impacts to these resources can be avoided and architectural review can be implemented, as required by state ADU law. Additionally, current approvals need to be revised to meet the requirements of the law, as detailed in this letter. WAHA and ADHOC look forward to working with the City to make these necessary revisions, both in the process and potentially in the City's ADU ordinance, to ensure our important historic resources are properly protected when ADUs are approved.

Thank you for your time and consideration in this matter.

Sincerely,

Amy Minteer

Exhibits:

1) Examples of ADUs with adverse impacts
2) Examples of ADUs that are compatible with historic districts
3) Case study examples of good and bad ADUs

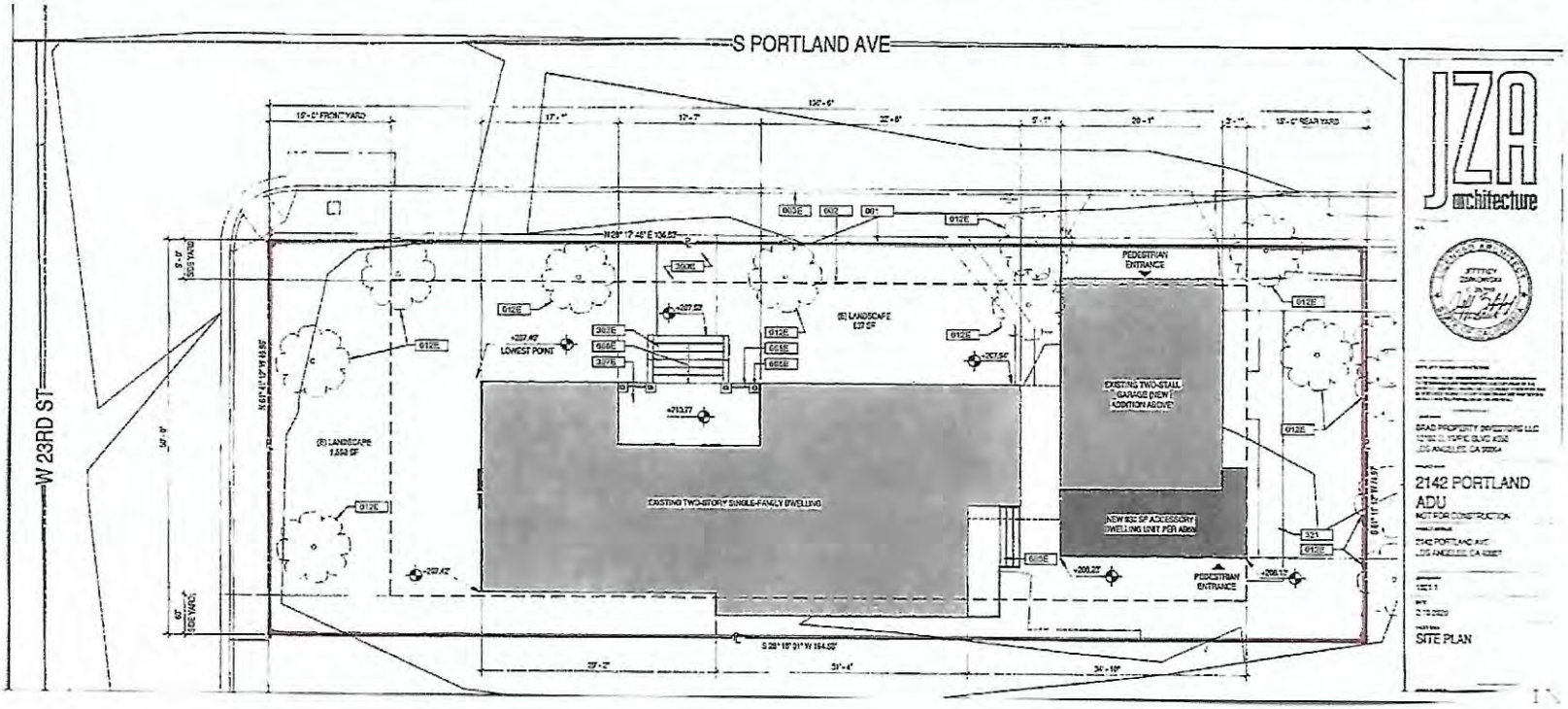
cc: Cultural Heritage Commission
Los Angeles Conservancy

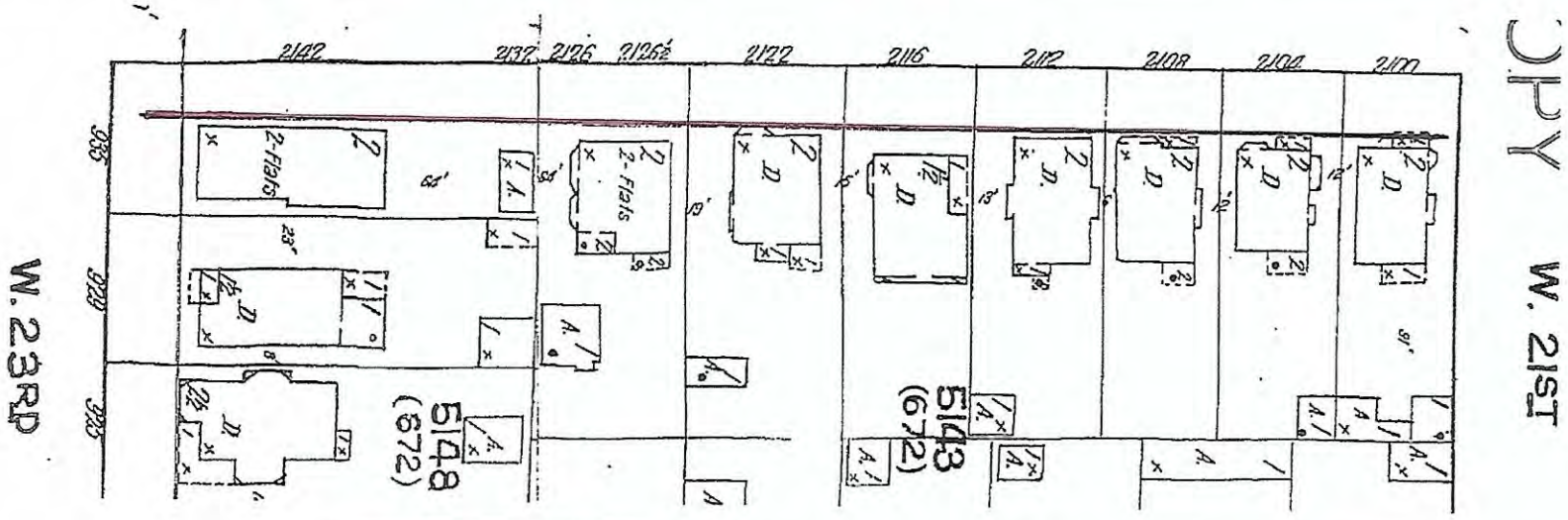
EXHIBIT 1

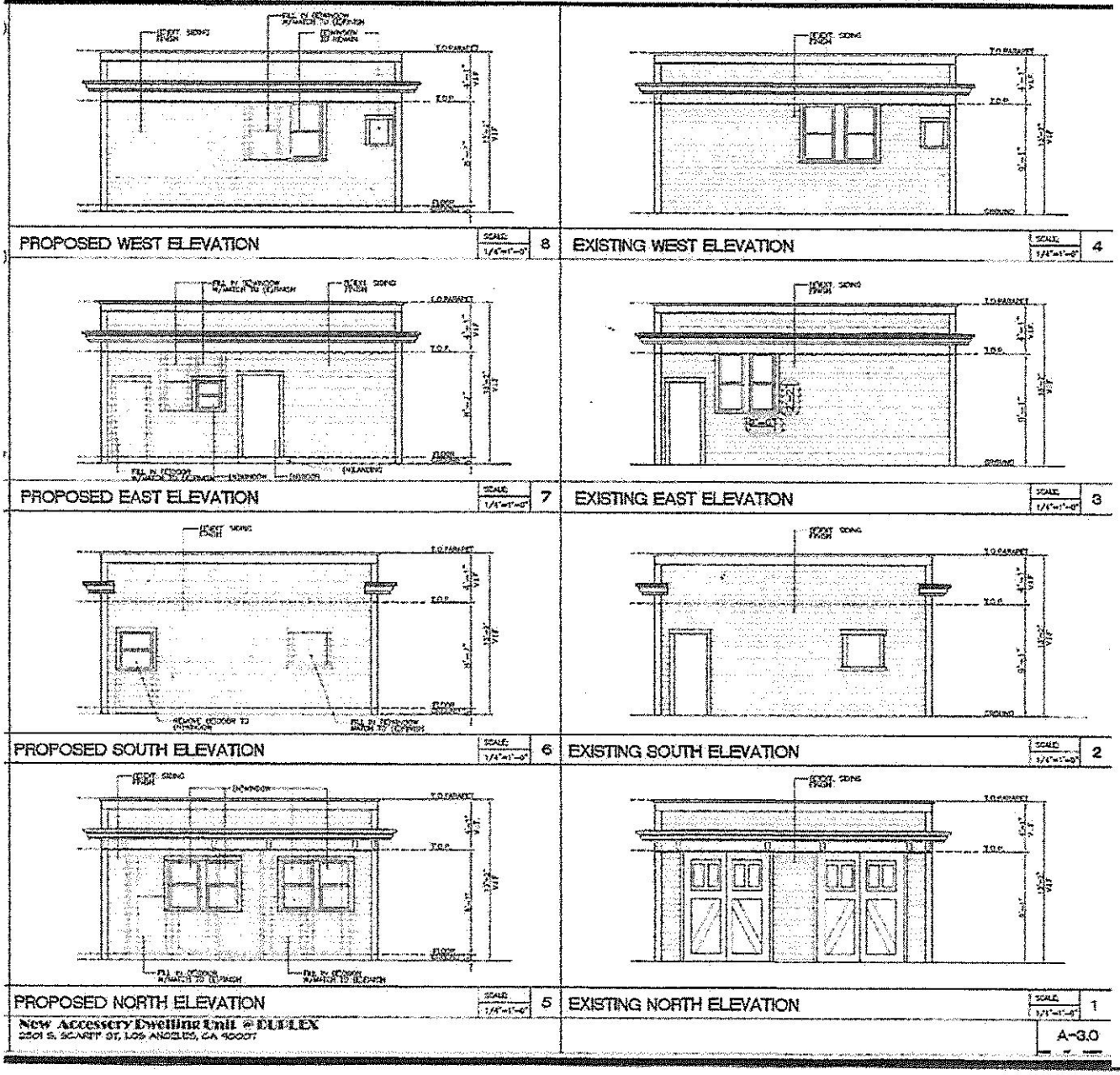
West Adams Heritage Association (WAHA) Accessory Dwelling Units (ADU) Case Studies

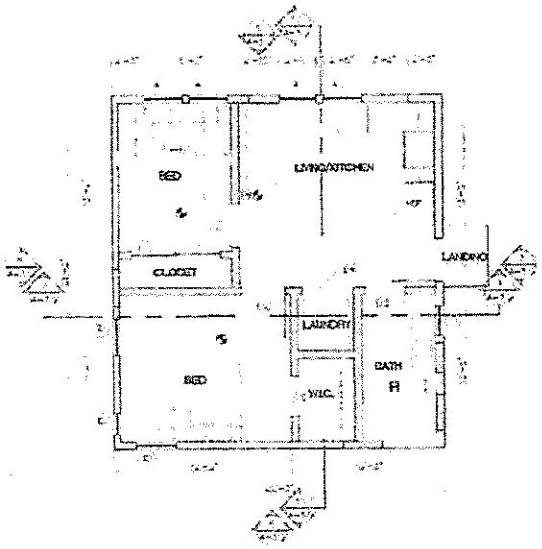








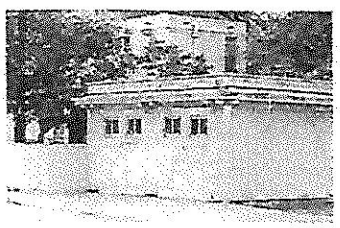




PROPOSED FLOOR PLAN

8.15 Constructing Detached Secondary Structures

(New Garages, Accessory Structures, & Detached Units)

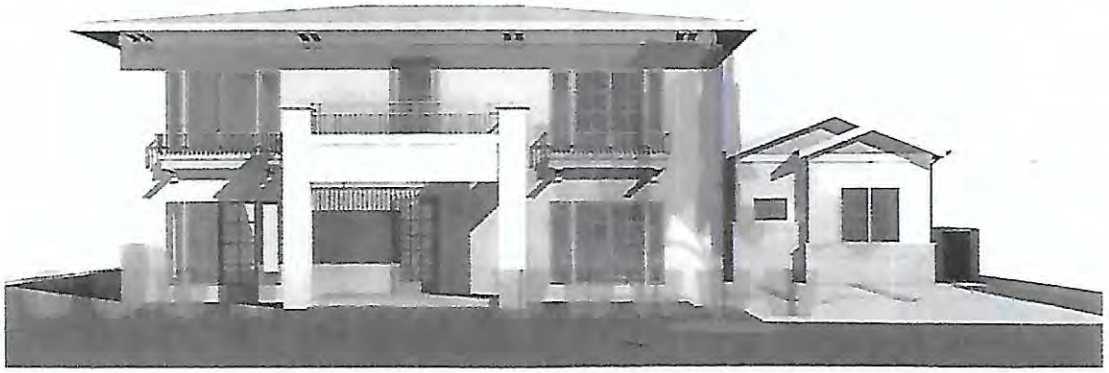


PURPOSE AND INTENT

Garages and accessory structures can make an important contribution to the character of an historic neighborhood. Although high style "carriage houses" did exist historically, garages and other accessory structures were typically relatively simple structures architecturally, with little decorative detail. Quite often these structures reflected a simplified version of the architectural style of the house itself, and were finished in similar materials.

Unfortunately, many historic garages and accessory structures have not survived to the present day, perhaps because the structures were often built flush with the ground, without a raised foundation. Therefore, many homeowners in historic areas may need to confront the issue of designing a new secondary structure.

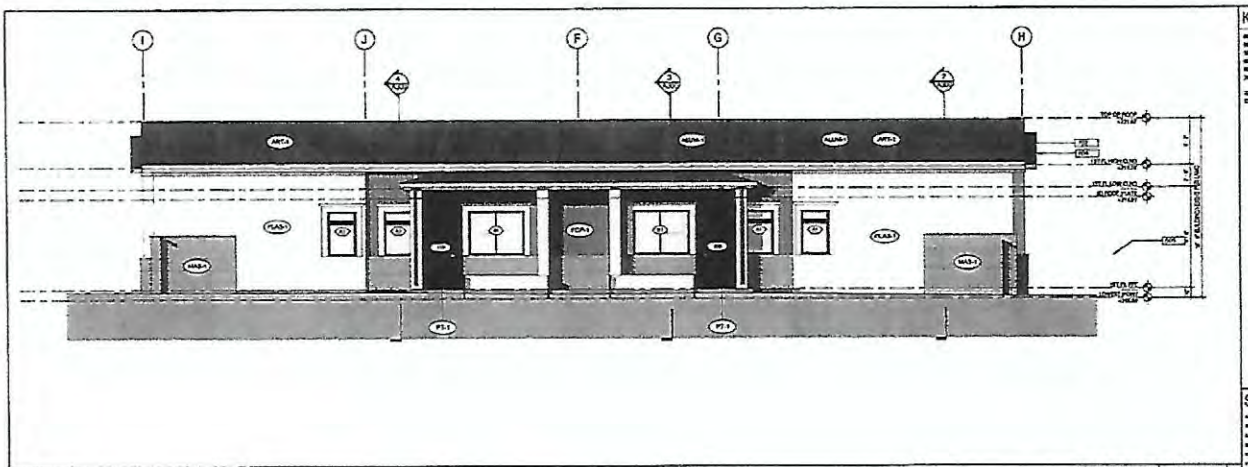
West Adams Heritage Association (WAHA) Accessory Dwelling Units (ADU) Case Studies



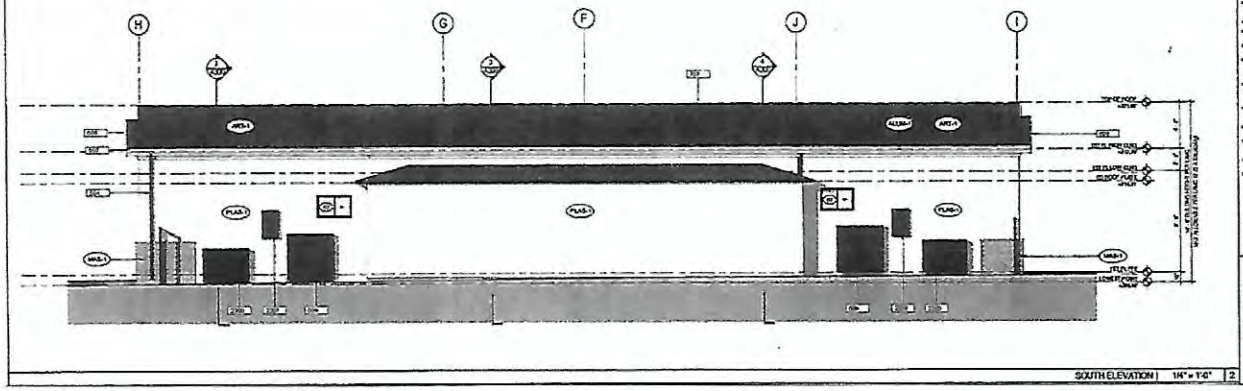
SUSAN FOO

SCARFF ST ADU DUPLEX

3D VIEWS



NORTH ELEVATION 1/4" = 1'-0" 1



SOUTH ELEVATION 1/4" = 1'-0" 2

KEYNOTES

SHEET NOTES

JZA architecture

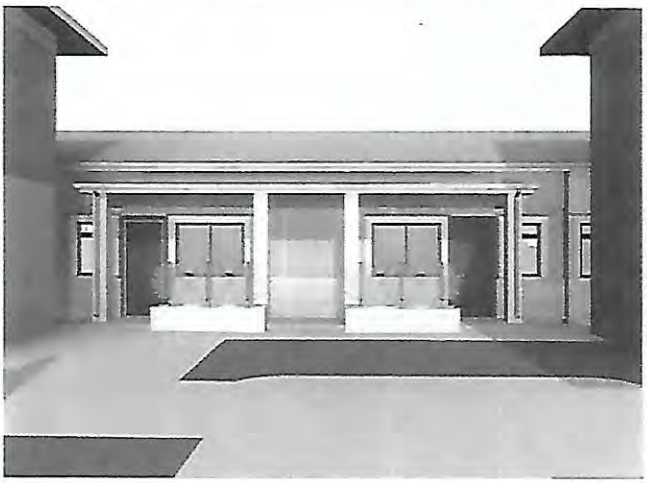
SUSAN FOO

SCARFF ST ADU DUPLEX

2306-2308 SCARFF ST
LOS ANGELES, CA 90057

3017

7.28.2020



COURTYARD 3D VIEW 2



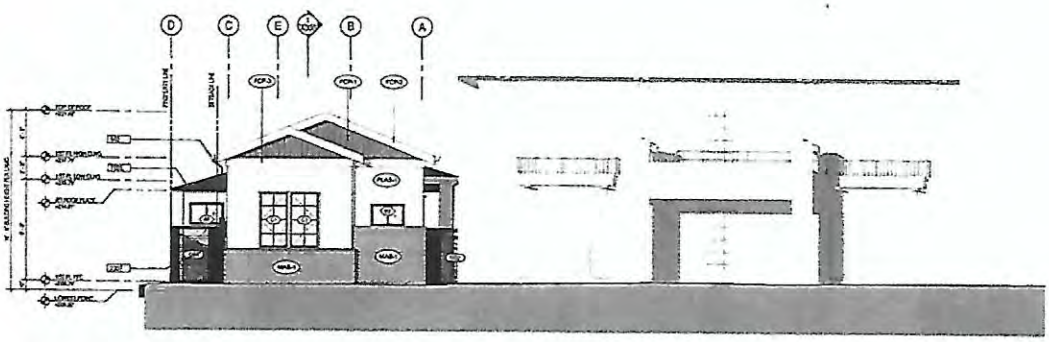
SW CORNER 1

JZA architecture

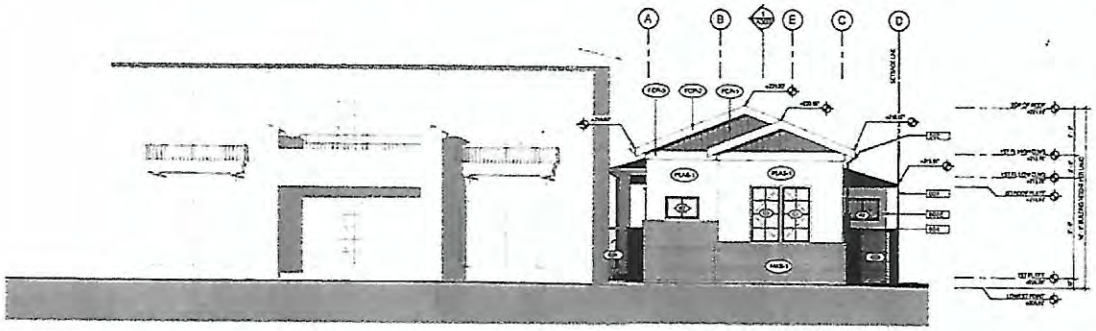
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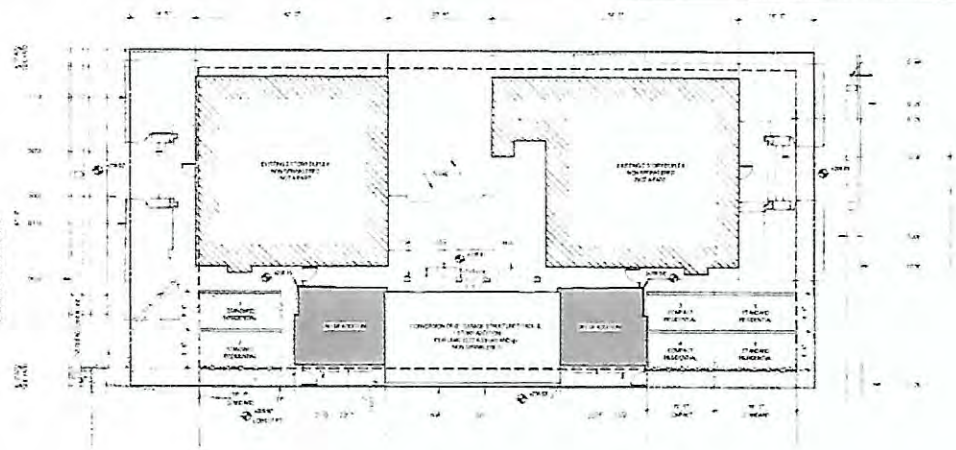




ST. JAMES ELEVATION 1/4" = 1'-0" 1



SCARFF ELEVATION 1/4" = 1'-0" 2



KEYNOTES

SHEET NOTES

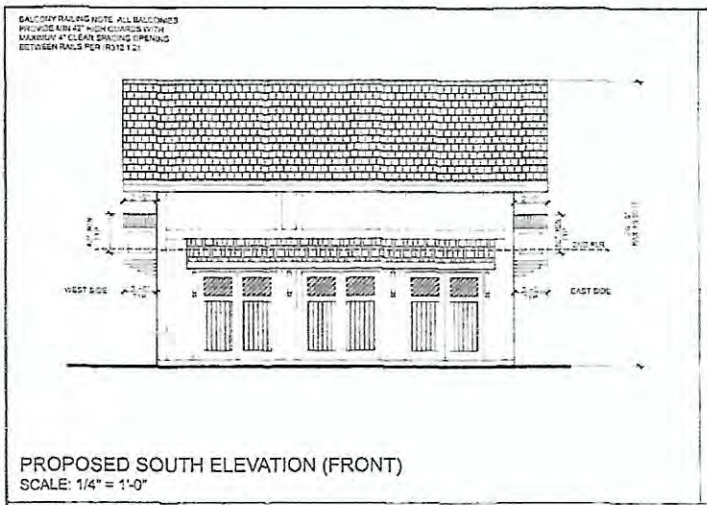
JZA architecture

SCARFF ST ADU DUPLEX

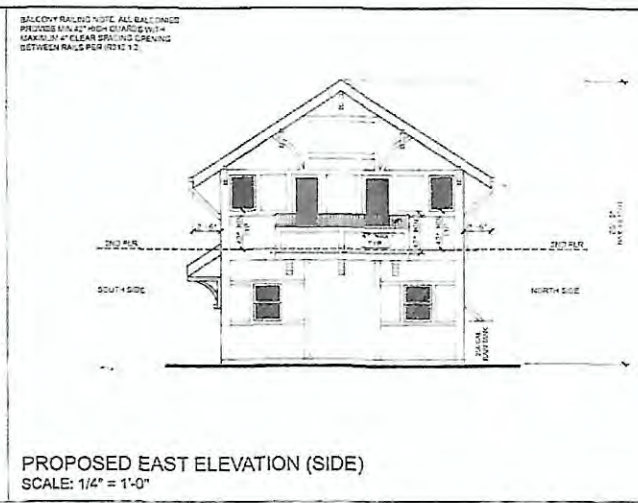
SHEET NOTES

EXHIBIT 2

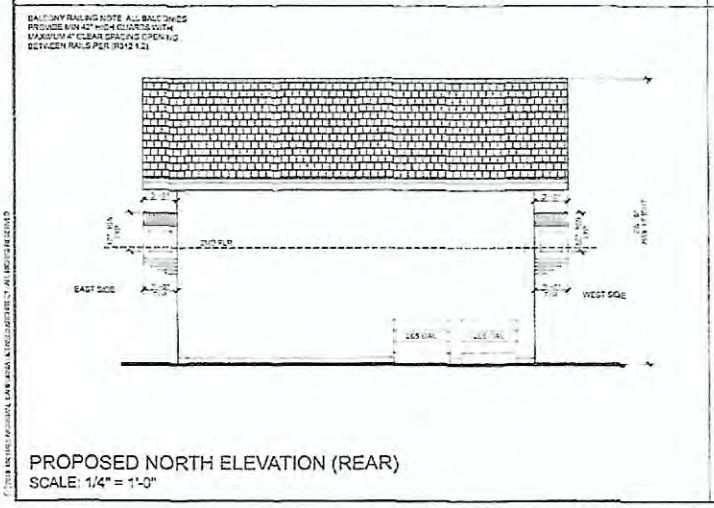
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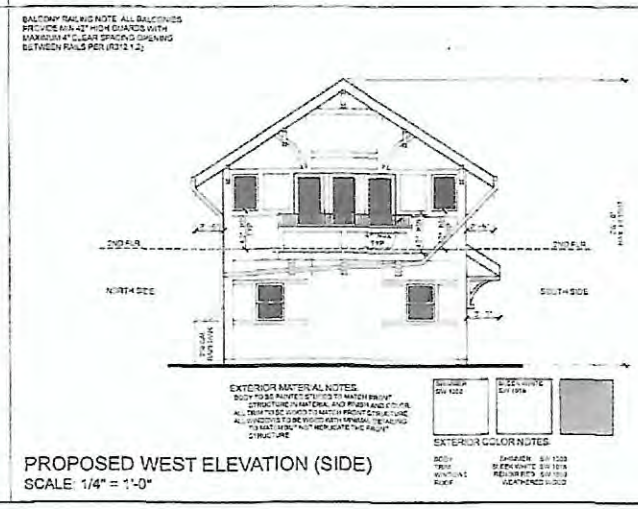
PROPOSED SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

2730 LLC
OWNERSHIP ENTITY

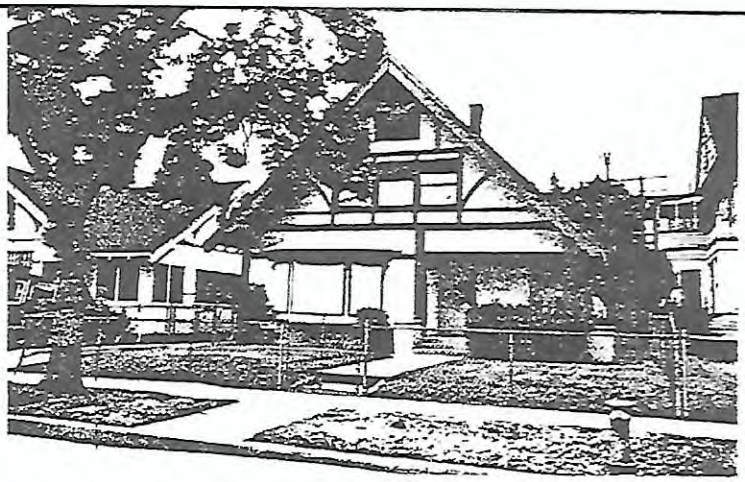
NEW DETACHED ACCESSORY DWELLING UNIT
2643 ORCHARD AVE
2641 ORCHARD AVE LOS ANGELES, CALIFORNIA 90007

MICHAEL NIGOSIAN
ARCHITECT

DATE
JOB

SHEET
A2

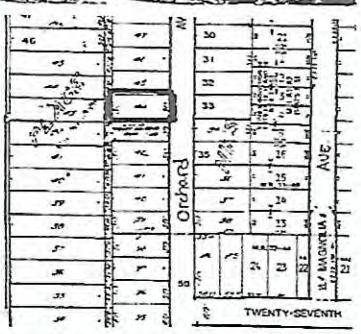




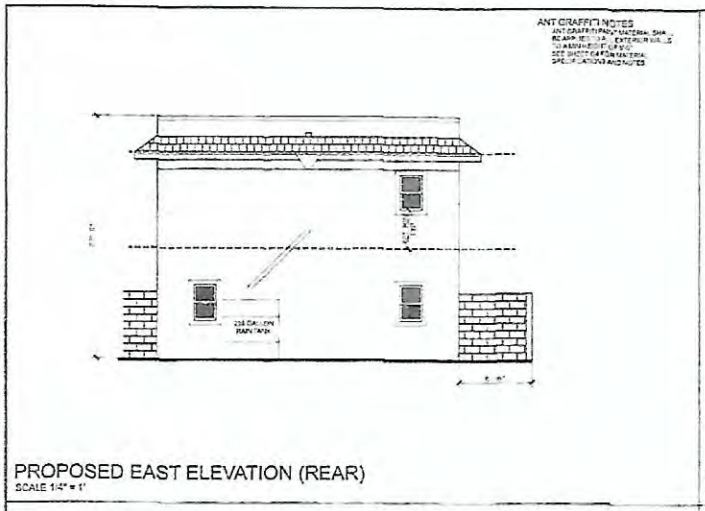
21. Sources (List books, documents, surveys, personal interviews and their dates).

Dept. of Building & Safety
Los Angeles County Archives
Los Angeles City Directory 1905,

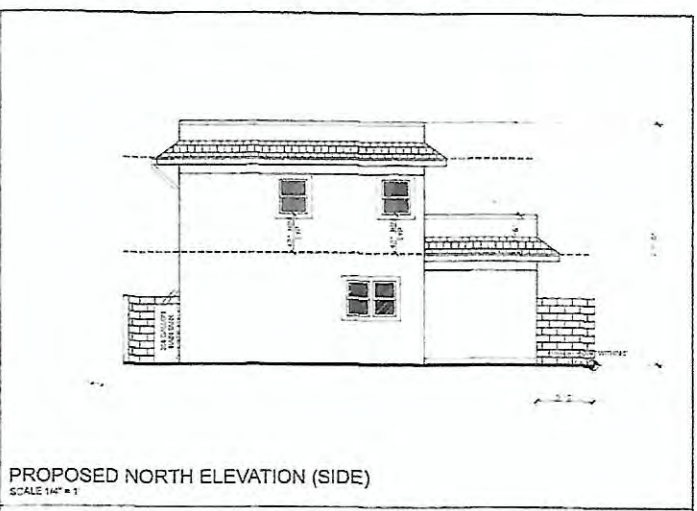
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By (name) of 1982 R. Iredale form
Organization Bur of Engineering
Address 200 N. Spring St.
City Los Angeles Zip 90012
Phone: 485-6556



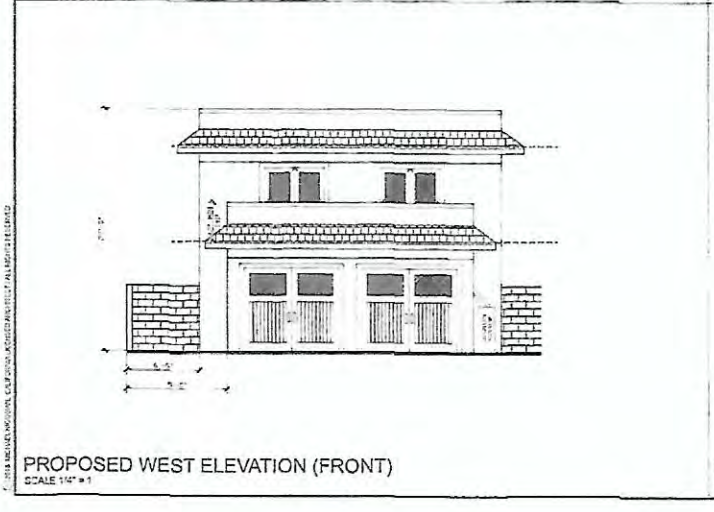
West Adams Heritage Association (WAHA) Accessory Dwelling Units (ADU) Case Studies



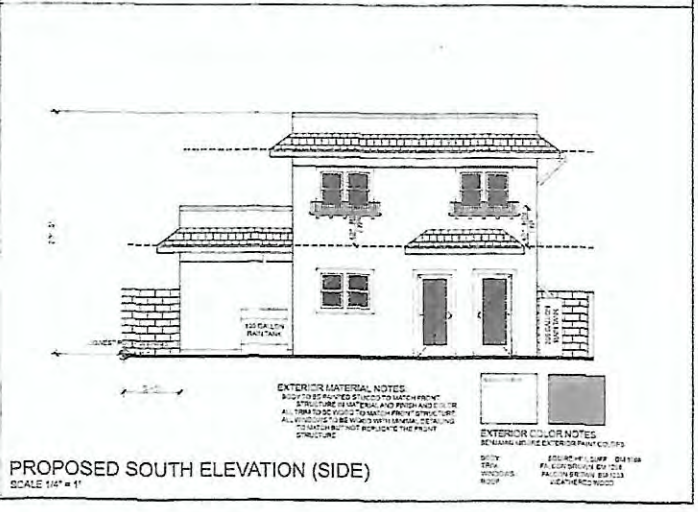
PROPOSED EAST ELEVATION (REAR)
SCALE 1/4" = 1'



PROPOSED NORTH ELEVATION (SIDE)
SCALE 1/4" = 1



PROPOSED WEST ELEVATION (FRONT)
SCALE 1/4" = 1



PROPOSED SOUTH ELEVATION (SIDE)
SCALE 1/4" = 1'

ANAND & ANNE KOLATKAR
OWNERS

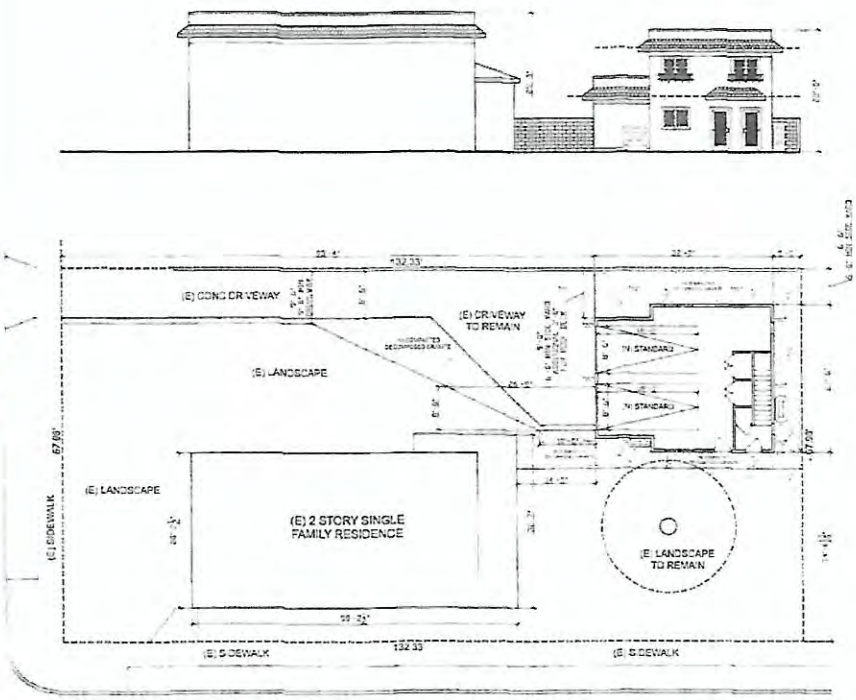
NEW ACCESSORY DWELLING UNIT OVER 2 CAR GARAGE
2754 1/2 KENWOOD AVENUE
2754 1/2 KENWOOD AVE, LOS ANGELES, CALIFORNIA 90007

MICHAEL NIGOSIAN
ARCHITECT

DATE
JOB KENWOOD ADU

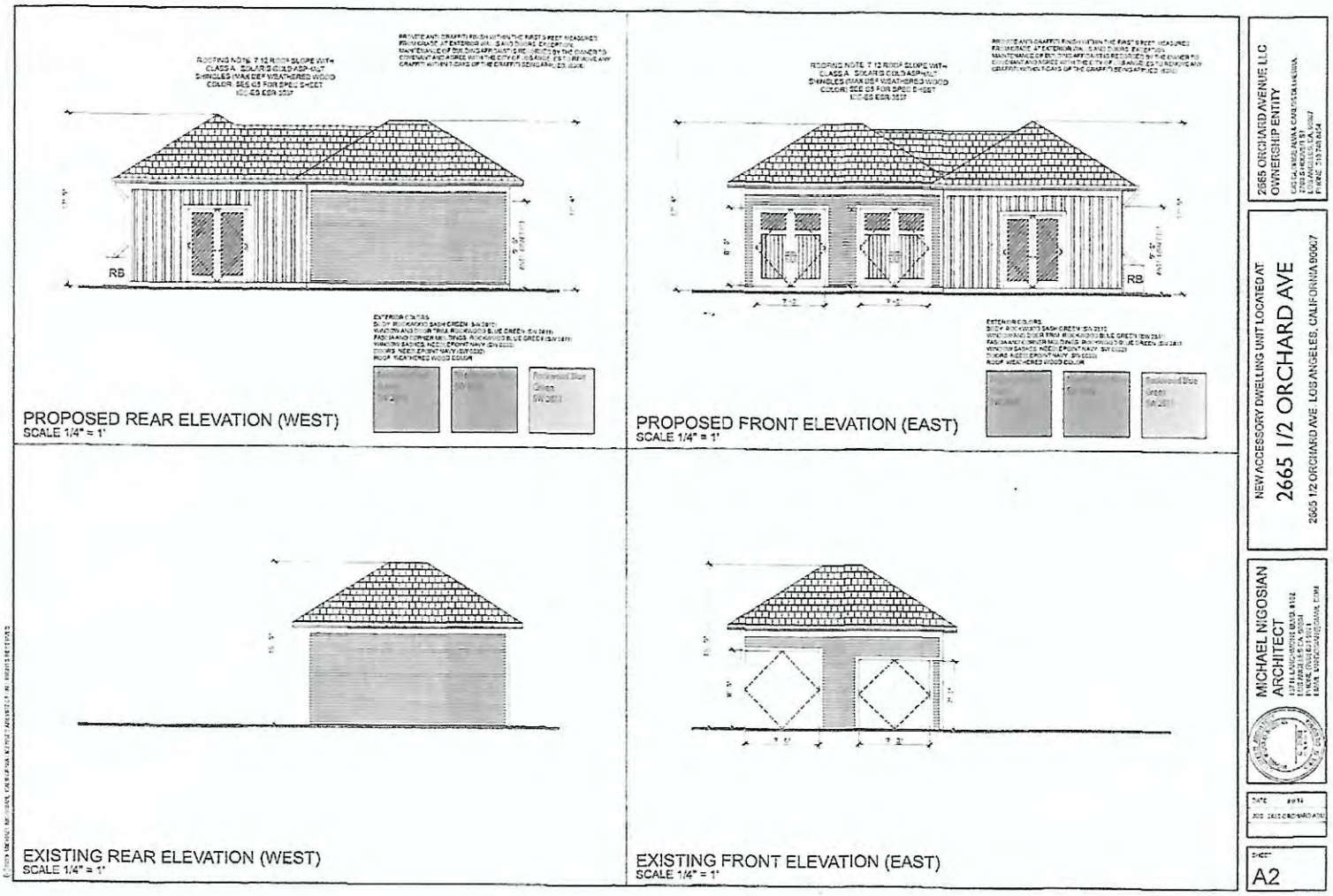
SHEET
A2





WEST 29TH STREET
CENTERLINE

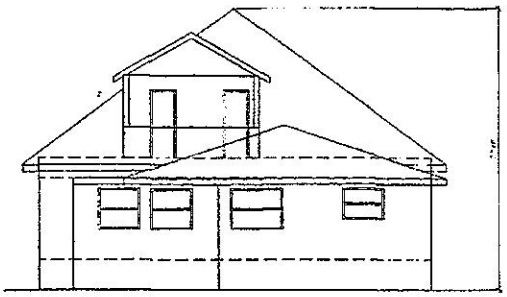
West Adams Heritage Association (WAHA) Accessory Dwelling Units (ADU) Case Studies



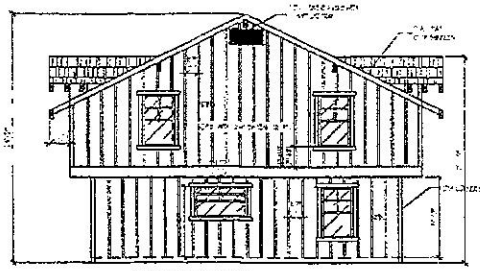




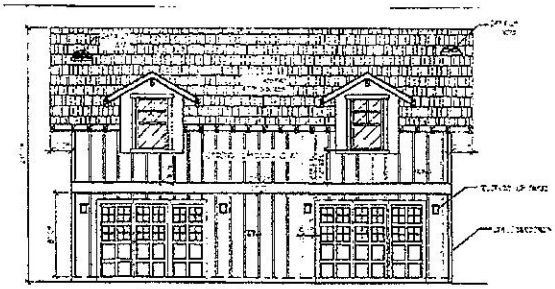
West Adams Heritage Association (WAHA) Accessory Dwelling Units (ADU) Case Studies



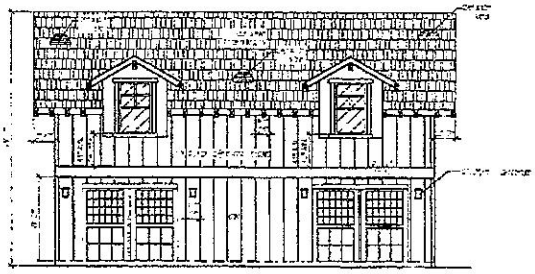
EXISTING FRONT BUILDING



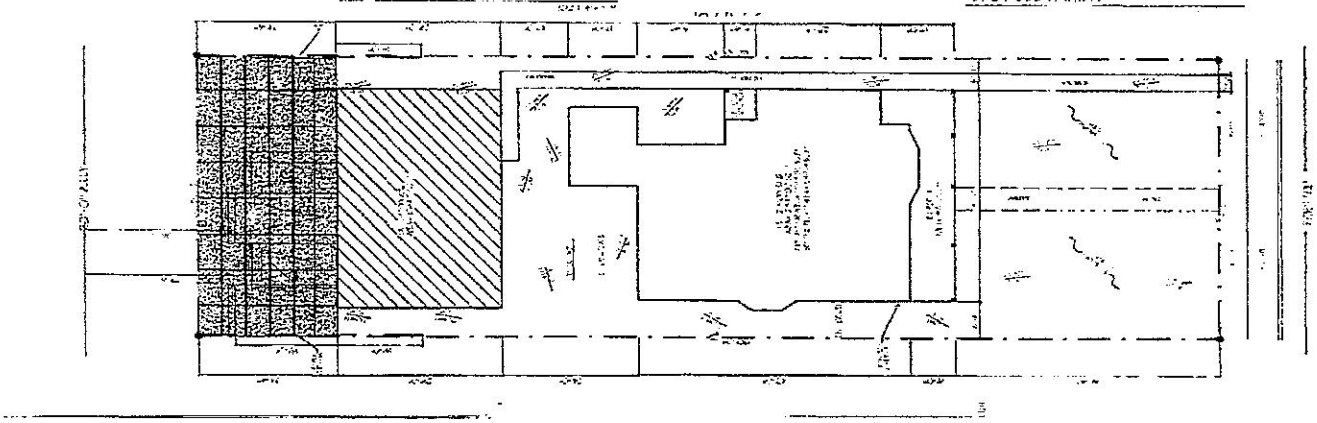
NEW REAR UNIT



WEST ELEVATION



EAST ELEVATION



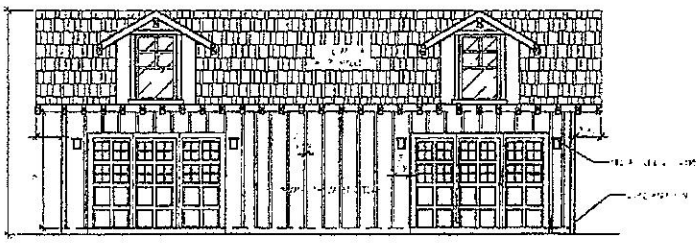
INNOVATIVE IDEAS

ERIC LUNA
15437 S DENVER AVE.
GARDENA, CA
90248
310-429-6388

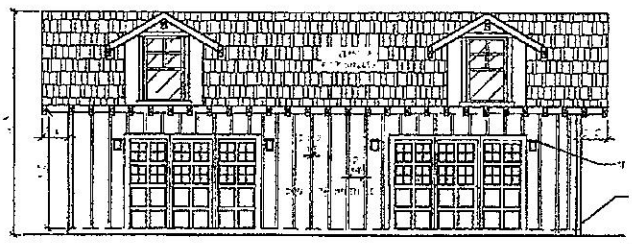
PROPOSED TWO-STORY DUPLEX FOR
2340 S PORTLAND ST LOS ANGELES, CA
90007

PROPOSED WEST & EAST ELEVATIONS

A-P.3



WEST ELEVATION



EAST ELEVATION

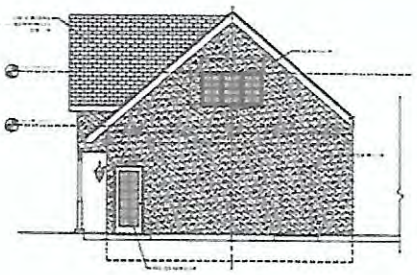
INNOVATIVE IDEAS

ERIC LUNA
15437 S DENVER AVE.
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90248
310-429-6388

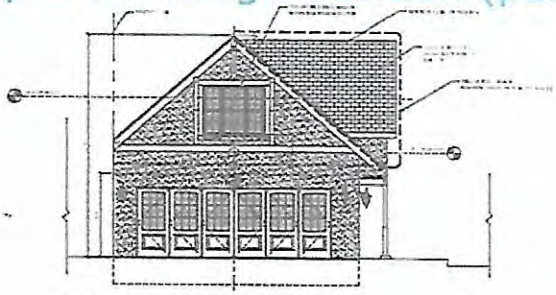
PROPOSED 1-STORY ADU FOR
2340 S PORTLAND ST LOS ANGELES, CA
90007

EXHIBIT 3

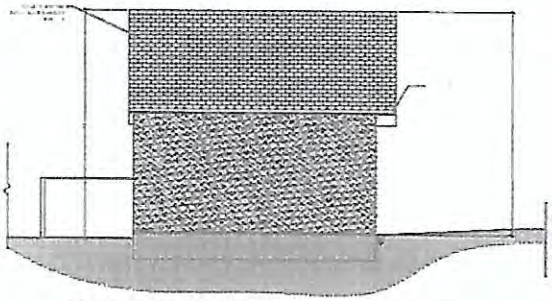
Example C: Garage Addition (part 2)



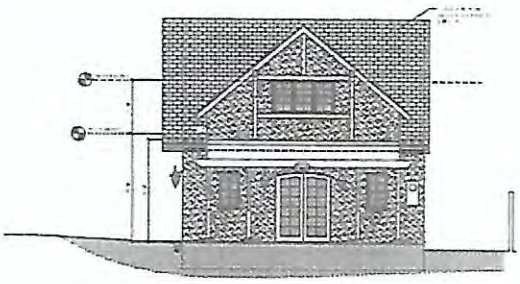
PROPOSED EAST ELEVATION ②



PROPOSED WEST ELEVATION ①

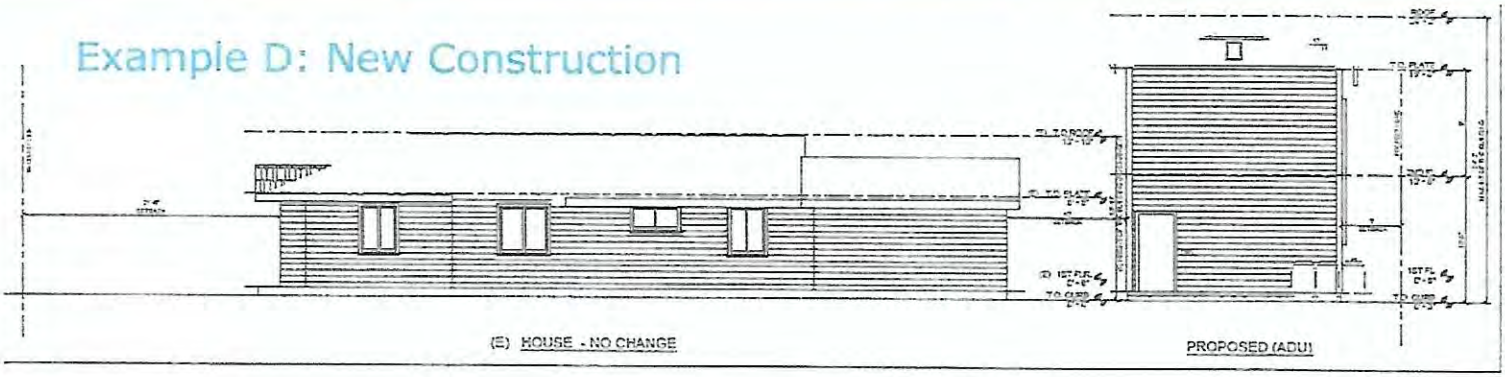


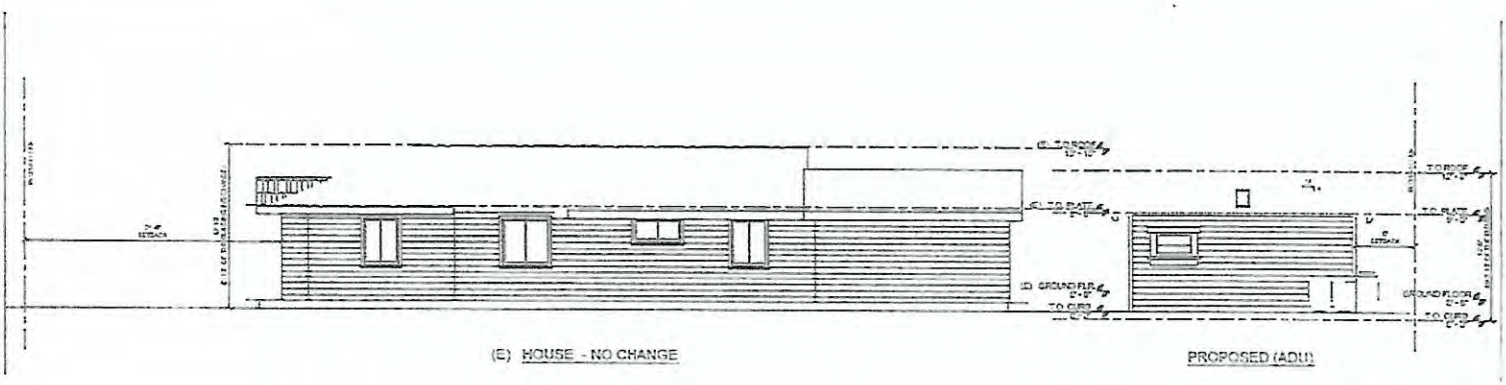
PROPOSED NORTH ELEVATION ④



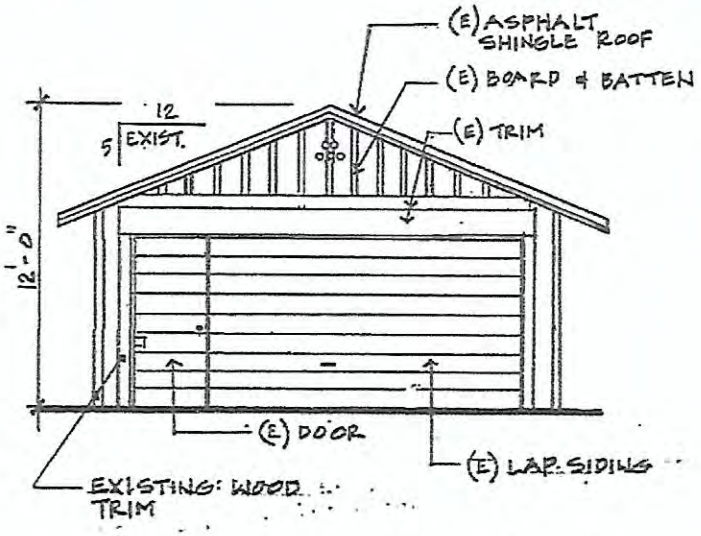
PROPOSED SOUTH ELEVATION ③

Example D: New Construction

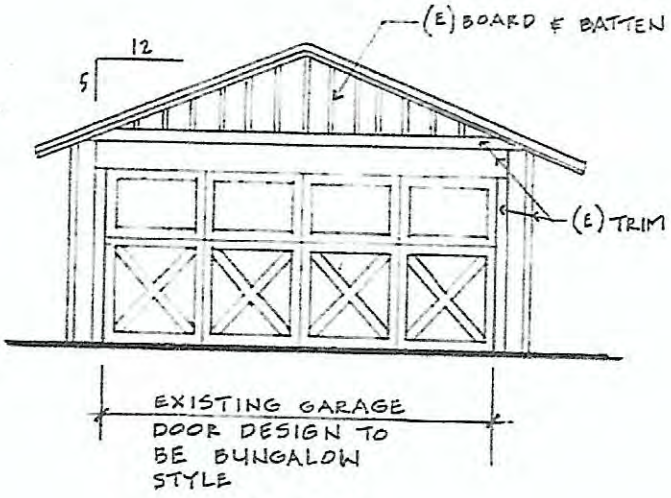




Example A: Garage Conversion

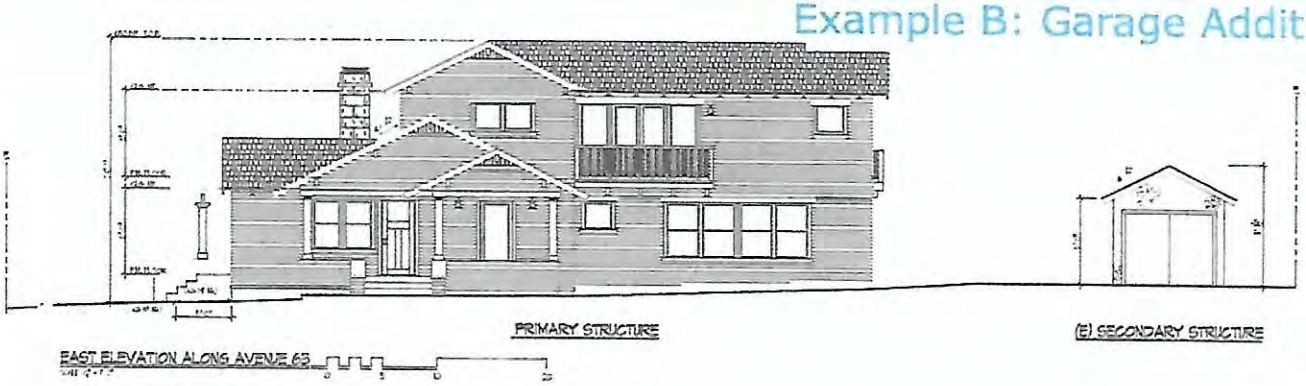


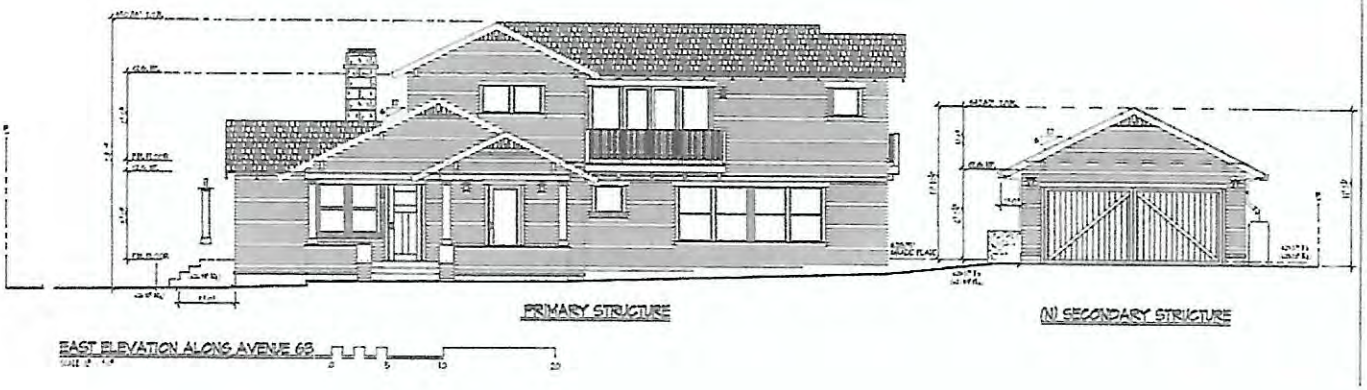
EXISTING
WEST ELEVATION
1/4



PROPOSED
WEST ELEVATION
1/4
STREET VIEW

Example B: Garage Addition





NOTES ON EXAMPLES

(A, B, C, D relates to OHR Case Study Examples)

BAD EXAMPLES

2142 Portland Street

C Garage Addition UPHPOZ

2301 Scarff Street

A Garage Conversion UPHPOZ

2336 Scarff Street

17 St. James Park

C Garage Addition UPHPOZ

GOOD EXAMPLES

2643 Orchard Avenue

D New Construction NUP-DRB

2754 ½ Kenwood Avenue

C Garage Addition AN-HPOZ

2665 ½ Orchard Avenue

B Garage Addition NUP-DRB

2340 Portland Street

D New Construction UPHPOZ

LOS ANGELES
CONSERVANCY

523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

February 26, 2021

Sent Electronically

Ken Bernstein
Office of Historic Resources
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
Email: ken-bernstein@lacity.org

RE: Accessory Dwelling Units (ADU) in Los Angeles Historic Districts

Dear Ken:

On behalf of the Los Angeles Conservancy I am writing to comment on Accessory Dwelling Units (ADU), specifically the review and approval procedures taking place within the city's historic districts (both HPOZ, California and National Register-listed). Our comments are in follow-up to the recent letter (January 26, 2021) from Chatten-Brown, Carstens & Minteer on behalf of the West Adams Heritage Association (WAHA).

The Conservancy believes the concerns raised by WAHA are important and necessary to address, to determine how the City best perform its design review responsibility in a way that assures adequate protection for its historic districts. Based on our understanding of state law and local policies, we believe the City has a greater ability to perform design review for ADU projects in a way that can avoid adverse impacts.

California ADU law and the City's ADU ordinance both call out California Register-listed resources and establishing standards to prevent adverse impacts. The City's 2019 ADU ordinance identifies development standards for ADUs and specifically calls out and requires projects to comply with Historic Preservation Overlay Zones. For HPOZs (some of which are also listed at the state and national levels) the City's existing Preservation Plan for each HPOZ provides a clear mechanism for guiding design review.

We understand the recent passage of SB330 may be a complicating factor, in terms of establishing objective-only standards for design review. However, it would be helpful to clarify how this legislation regarding

housing development projects relates to the design review of ADUs within a system of historic districts established prior to the adoption of SB330. Also, if objective standards are deemed to be a requirement by the City, can you clarify how this was determined and the method by which objective standards are being defined within any given historic district? Even if this were required as part of SB330 compliance, we believe the City has significant latitude to determine existing Preservation Plan priorities as objective standards and therefore avoid adverse impacts as part of the design review process.

The various examples cited in Chatten-Brown, Carstens & Minteer's letter are compelling, and raise concerns as the City's interpretation of ADU design review limitations will inevitably affect more historic districts. This provides an opportunity to address and fix the problem before it becomes more prevalent across the city.

Conclusion

The Conservancy fully supports and welcomes more ADU development throughout the city and within its historic districts, as a way to increase density and provide additional housing options. It is an approach we reference in our recent study, *Preservation Positive Los Angeles*, as we want ADUs to flourish citywide.

Design review and ADU production are not mutually exclusive, though projects often need strong guidance and adherence to standards to ensure historic features and compatibility are not unnecessarily impacted. It would appear the City has the full ability and tools available to guide ADU development through the existing design review process, while ensuring a "do no harm" approach for existing historic districts.

Chatten-Brown, Carstens & Minteer's comments on behalf of WAHA raise some good questions. The Conservancy welcomes any opportunity where we all can come together to better understand the challenges, and determine how we can address them in a way that fully complies with state law and City policies while still protecting historic districts.

Thank you for all you and the Office of Historic Resources do to help protect our historic places. We look forward to talking more on this and please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions.

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Senior Director of Advocacy

ARMBRUSTER GOLDSMITH & DELVAC LLP
LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

12100 WILSHIRE BOULEVARD, SUITE 1600
LOS ANGELES, CA 90025

WILLIAM F. DELVAC
DIRECT DIAL: (310) 254-9050

Tel: (310) 209-8800
Fax: (310) 209-8801

E-MAIL: Bill@AGD-LandUse.com

WEB: www.AGD-LandUse.com

May 27, 2021

VIA EMAIL

City of Los Angeles Cultural Heritage Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Attn: James K. Williams, Commission Executive Assistant II
chc@lacity.org
James.k.williams@lacity.org

Re: CHC June 3rd Agenda Item 4; First Baptist Church of Venice, CHC-2020-4034-HCM

Honorable Commissioners:

I am writing on behalf of B&F Associates, the owner of the Fairfax Theater to again object to the City's further consideration of the new nomination. The objection is based on the reasons set forth in our letters submitted to the Commission on March 11, 2021 and May 4, 2021, which are in the record and incorporated herein. In addition to the legal reasons that the nomination should not go forward, the owner objects to the nomination given the lack of integrity of the Theater beyond those features that would be incorporated into the vested project.

Since the last Commission meeting two additional concerns have arisen. In a letter dated May 10, 2021, OHR notified the owner that the new nomination was deemed complete and that permits would be stayed during the pendency and consideration of the nomination. (See Attachment A). As we informed the Planning Department, the Office of Historic Resources and the City Attorney's office in our letter dated May 24, 2021, (See Attachment B without attachments to that letter) this is directly counter to the Housing Accountability Act and the statements of the City that the regulatory provisions of the Cultural Heritage Ordinance would not apply to the vested project. We recognize that the May 10th letter contains standard language, but this is far from the standard situation. The letter introduces the very type of confusion the owner expressed concern might occur if the nomination were to move forward. If the City continues to process the nomination, it must correct in writing the status of permits and that they will not be stayed or impacted while the project remains vested.

Beyond the issue with the May 10, 2021 letter from OHR, the owner recently learned that the nomination of the Sontag Building was terminated as required by state law. The owner is shocked that a project still in the approval process would be accorded the benefit of a termination, while the owner's vested project at the Fairfax Theater would be incorrectly denied such protection under state law.

All of this confusion now and going forward and the inequitable treatment of a vested project, demonstrates that both the law and common sense lead to the conclusion that the new nomination of the Fairfax Theater should be terminated.

The owner respectfully requests the Commission to deny further consideration of the nomination and the City should terminate it.

Sincerely,



William F. Delvac

Enclosures

cc: Ken Bernstein, OHR
Councilmember Paul Koretz
Debbie Dyner-Harris, CD5
David Michaelson, City Attorrney's Office
Terry Kaufman-Macias, City Attorney's Office
Kimberly Huangfu, City Attorney's Office
Alex Gorby, B&F Associates
Michael Klein, Esq.

ATTACHMENT A

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 272
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
VICE PRESIDENT

PILAR BUELNA
DIANE KANNER
BARRY MILOFSKY

COMMISSION OFFICE
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

http://planning.lacity.org

CERTIFIED MAILING - RETURN RECEIPT REQUESTED

Mailing Date: MAY 10 2021

B and F Associates c/o
Alex Gorby, Maxser & Co.
120 Foxtail Drive
Santa Monica, CA 90402

B and F Associates
710 Wilshire Boulevard #409
Santa Monica, CA 90401

FAIRFAX THEATER; 7901-7909 WEST BEVERLY BOULEVARD; CHC-2021-3836-HCM; ENV-2021-3838-CE; CD-5

Pursuant to Section 22.171.10(d)(2) of the Los Angeles Administrative Code (LAAC), on May 7, 2021, the Director of Planning determined that an application for the proposed designation of the above-referenced property as an Historic-Cultural Monument is complete.

You are hereby advised that pursuant to LAAC Section 22.171.12, no permit for demolition, substantial alteration or removal shall be issued; and the site, building or structure regardless of whether a permit exists, shall not be demolished, substantially altered or removed, pending final determination by the Cultural Heritage Commission and City Council on whether the proposed site, building, object or structure shall be designated as an Historic-Cultural Monument (Monument). The Commission will notify the Department of Building and Safety to not issue permits for the demolition, alteration or removal of the building or structure.

Pursuant to LAAC Section 22.171.10(e), the Commission will hold a public meeting on **June 3, 2021 at 10:00 a.m.** to determine whether to take the proposed designation under consideration. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Cultural Heritage Commission meeting will be conducted entirely telephonically by Zoom [https://zoom.us/]. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting chc@lacity.org. If the Commission determines that the proposed designation merits further review, a subcommittee of the Commission along with Department staff will [1]inspect the site, building, or structure, including touring or reviewing photographic or videographic records. The Director or his designee will thereafter prepare a report and recommendation on the proposed designation. The Commission will then hold a second public hearing to determine whether the

[1] In conformity with the Governor's Executive Order N-29-10 (March 17, 2020) and due to concerns over COVID-19, the site visit may be conducted remotely. Please contact the Office of Historic Resources for more information.

property conforms with the definition of a Monument as defined in LAAC Section 22.171.7. You will be notified of the date, time and place of all public hearings.

If you have questions, please contact Melissa Jones, Office of Historic Resources at (213) 847-3679 or via email at melissa.jones@lacity.org or Lambert Giessinger, Architect, Office of Historic Resources at (213) 847-3648 or via email at lambert.giessinger@lacity.org.

James K. Williams, Commission Executive Assistant II
Cultural Heritage Commission

Enclosures: Application, Cultural Heritage Ordinance

c: Daniel Skolnick, Planning Deputy, Fifth Council District
Aviv Kleinman, Planning Deputy, Fifth Council District
Ken Bernstein, Principal City Planner, Office of Historic Resources
Lambert Giessinger, Architect, Office of Historic Resources
Shannon Ryan, Senior City Planner
Melissa Jones, City Planning Associate
Victor Cuevas, Assistant Deputy Superintendent, Department of Building and Safety
Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau

ATTACHMENT B

ARMBRUSTER GOLDSMITH & DELVAC LLP
LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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LOS ANGELES, CA 90025

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Fax: (310) 209-8801

E-MAIL: Bill@AGD-LandUse.com

WEB: www.AGD-LandUse.com

May 24, 2021

VIA EMAIL

Mr. Kevin Keller, Deputy Director
Los Angeles Department of City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Ms. Lisa Webber, Deputy Director
Los Angeles Department of City Planning
200 N. Spring Street, Suite 525, MS395
Los Angeles, CA 90012

Mr. Ken Bernstein, Director
Los Angeles Office of Historic Resources
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: New HCM Nomination of the Fairfax Theater at 7901-7909 W. Beverly Boulevard

Dear Mr. Keller, Ms. Webber, and Mr. Bernstein:

I am writing on behalf of B&F Associates which is the owner and applicant for the Beverly Fairfax project (Case Nos. CPC-2009-3271-ZC-HD-ZAA-SPR-ZAD, VTT-71061 and ENV-2009-2656-EIR) at 7901-7909 W. Beverly Boulevard) ("Beverly Fairfax Project"). Approved in 2013, this mixed-use project includes demolition of most of the existing Fairfax Theater building, while incorporating its primary facades into the new development. The owner received the attached letter stating that the new Historic-Cultural Monument ("HCM") nomination application for the Fairfax Theater has been deemed complete. See Attachment A (without attachments thereto). Given the May 6th Commission meeting, this is no surprise. But the owner was quite surprised that the letter states that the permits are stayed. While we are aware that this is what the Cultural Heritage Ordinance provides, it is inapplicable here, as it violates the Housing Accountability Act. Further, this is directly counter to Mr. Ken Bernstein's email of February 26, 2021, which states:

> After careful review, L.A. City Planning has determined that the Historic-Cultural Monument application may be considered by the Cultural Heritage Commission and the City Council, based on the Commission subcommittee's finding that the new application contains substantial new information not included in the original nomination. However, based on the vested rights noted in the February 19, 2021 vesting analysis, the regulatory provisions of the

> Cultural Heritage Ordinance cannot be applied to the approved project; therefore, none of the Cultural Heritage Ordinance requirements will impede the effectuation of the project or the vested right to develop the approved housing on this property. The Cultural Heritage Ordinance's provisions would only be triggered if the HCM nomination is approved by the City Council and if the existing entitlements ultimately lapse.

It remains hard to understand how the City could conclude that the City may consider the nomination. As Mr. Bernstein noted, the City's view is somehow only operation of the regulatory provisions of the Cultural Heritage Ordinance apply to the Beverly Fairfax Project, but the designation itself was not prohibited. Yet, the City's May 10th letter does apply the regulatory provisions of the Cultural Heritage Ordinance. This is exactly the type of confusion we suggested could occur if the City were to process the nomination and designate the Theater.

Mr. Bernstein's email was in reply to a vesting analysis we submitted to the City in connection with the Beverly Fairfax Project in connection with the new HCM nomination of the Fairfax Theatre in which we detailed why the City's designation of the Fairfax Theatre would violate state and local law, including the Housing Accountability Act. See Attachment B (without attachments thereto).

Beyond the City's May 10th letter inappropriately staying permits for the Beverly Fairfax Project, it has come to our attention that on May 4, 2021, the City terminated the HCM nomination for the Sontag Building (Sontag Drug Building; 5401-5405 W. Wilshire Boulevard, 671 S. Cloverdale Avenue; Case Nos. CHC-2021-358-HCM and ENV-2021-361-CE) pursuant to Government Code Section 65913.10(a) ("Sontag Letter"). This termination was based on the fact that the project at that site was deemed complete by operation of the Permit Streamlining Act and the Housing Accountability Act. See Attachment C (without attachments thereto). We agree with that determination.

We specifically asserted that these same protections under state law, which the City has accorded to the Sontag project, apply to the Beverly Fairfax Project with regard to the new nomination. As you will see, the determination letter for Case No. VTT-71061 states that the rules in effect when the Beverly Fairfax Project was deemed complete apply (see p. 3). See Attachment D (which is an excerpt of the Determination Letter).

Clearly, the Beverly Fairfax Project was deemed complete either by operation of law or by City action—a decade before the current nomination. There is nothing in SB 330 or the Housing Accountability Act that suggests that application of the protections apply only prospectively. In any event, we are quite surprised that the City would find that a project not yet approved would be accorded the protection of state law when a project already approved (with land use approvals valid until 2024) would not be similarly treated. This is even more surprising when an HCM nomination for the Fairfax Theater was previously declined in 2010, a full EIR

was certified for the Beverly Fairfax Project—which concluded that the Fairfax Theater was not a historical resource—and the City granted a vesting zone change.

Therefore, B&F Associates renews its claim that the City may not designate the Fairfax Theater and must terminate the new nomination consistent with state law, sound policy, City vesting protections and equal protection. In the event the City continues to process the nomination, at a minimum it must correct in writing the assertion in its May 10th letter that the permits are stayed.

Should you have any questions, we welcome the opportunity to discuss it with you.

Very truly yours,

William F. Delvac

cc: Council Member Paul Koretz
Debbie Dyner-Harris, CD 5
David Michaelson, Chief Assistant City Attorney
Terry Kaufman- Macias, Supervising City Attorney
Kimberly Huangfu, Deputy City Attorney
Alex Gorby, B&F Associates

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

anne davis <anneedee183@hotmail.com> Sat, May 29, 2021 at 6:32 PM
To: "chc@lacity.org" <chc@lacity.org>
Cc: "artdeco@adsla.org" <artdeco@adsla.org>

To Whom it May Concern,
Please consider this historic building for landmark status. It represents an important element of American history as well as a significant example of Art Deco architecture.I nominate the building to the Cultural Heritage Commission. Please reach out for any additional information.

Sincerely,
Anne Peck-Davis
Member Art Deco Society New York, Art Deco Society Los Angeles

Planning CHC <chc@lacity.org>

Proposed HCM: Howard Hughes Headquarters - CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Alexis Luhrs <alexis.luhrs@gmail.com> Sun, May 30, 2021 at 10:18 AM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Hello there,

I'd like to state my support in nominating the Howard Hughes Building (7000 Romaine Street in Hollywood)as a cultural heritage monument in the city of Los Angeles for the following reasons:

The Howard Hughes Building is a really nice, subtle example of art deco architecture.

The building lends the streets (Romaine & Sycamore) a lot of character and charm that have an "old hollywood vibe".

This charm is a good fit with the renewed business development of Sycamore street... it's part of what makes it nice to sit outside for lunch and walk along that block.

One of the best things about LA overall is the mish-mosh of architectural styles... it's what lends the city it's carefree, adventurous spirit. You never know what you will discover around the next corner!

And finally, on a personal note, Art Deco is my all-time favorite period for architectural design! And the fact that there's still a fair amount of it in LA is a real gift. Please help it live on!

Thank you!!!

Alexis Luhrs
1200 Larrabee St Apt 8
West Hollywood, CA 90069
(18 year resident of LA)

Hollywood Heritage Inc.
P.O. Box 2586
Hollywood, CA 90078
(323)874-4005 Fax:(323)465-5993

Commissioners Richard Barron, Gail Kennard
Pilar Buelna, Diane Kanner and Barry Milofsky
Cultural Heritage Commission
Office of Historic Resources,
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles CA 90012

June 1, 2021

RE: Howard Hughes Headquarters 7000 West Romaine Street CHC-2020-5220-HCM /CEQA: ENV-2020-5221-CE

Dear Commissioners Barron, Kennard, Buelna, Kanner and Milofsky,

Hollywood Heritage is delighted to support the nomination of the Howard Hughes Headquarters located at 7000 West Romaine Street. It is one of the three structures including the Community Laundry Company Building and the Agfa Ansco Corp Building identified as significant examples of the Hollywood's Industrial Context. It reflects a unique facet of the economic development of this particular area of Hollywood that was zoned for industrial uses in the early twentieth century.

Built in 1930-1931, the property at 7000 Romaine Street is significant as an early entertainment industry support service facility (color film manufacturing plant) in Hollywood. It is also significant as the longtime headquarters of the Howard Hughes business empire, which occupied the building between 1930 and 1976, and is closely associated with iconic entrepreneur Howard Hughes during the most productive period of his career. The building also embodies the distinctive characteristics of the Art Deco architectural style, making it inherently valuable for a study of 1930s architecture in Los Angeles.

In 2015, the SurveyLA citywide historic resources inventory identified the subject property as individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument; it was evaluated as an excellent example of Art Deco industrial architecture, and as an excellent and rare example of a 1930s industrial building in the entertainment industry support services area of Hollywood. The property was also included in the SurveyLA-identified Entertainment Industry Support Services Planning District, a large (750+ buildings) area containing "the most significant collection of entertainment industry-related support services buildings in Hollywood."

We wholeheartedly concur with the staff recommendation to declare this site a Historic Cultural Monument.

Sincerely,



Brian Curran
President, Hollywood Heritage, Inc.

CC; Melissa Jones
Lambert Giessinger
Ken Bernstein
Shannon Ryan
Councilmember Nithiya Raman
Mashael Majid
Meg Healy
Adrian Fine

Planning CHC <chc@lacity.org>

Howard Hughes Headquarters

1 message

c.callus@netzero.net <c.callus@netzero.net> Tue, Jun 1, 2021 at 10:54 AM
To: chc@lacity.org

Dear Cultural Heritage Commission: I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.
The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.
Thank you for your consideration.
Sincerely,
Courtney Callus

Choose to be safer online.
Opt-in to Cyber Safety with NortonLifeLock.
Plans starting as low as $6.95 per month.*
NetZero.com/NortonLifeLock

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

cindy clark-schnuelle <clarkschnuelle@me.com> Tue, Jun 1, 2021 at 6:15 PM
To: chc@lacity.org
Cc: artdeco@adsla.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Cynthia Clark-Schnuelle
Pasadena,CA

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Celeste Hong <celestehong13@gmail.com> Wed, Jun 2, 2021 at 12:43 AM
To: chc@lacity.org, afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, Art Deco Society Of Los Angeles <artdeco@adsla.org>
Cc: artdeco@adsla.org

Dear Cultural Heritage Commission: I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Celeste Hong

4758 Cromwell Ave.
Los Angeles, CA 90027-1144

Celeste Hong
celestehong13@gmail.com

ART DECO SOCIETY of WASHINGTON

June 1, 2021

Honorable Members of the City of Los Angeles Cultural Heritage Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Via Email

RE: Letter of support for Howard Hughes Headquarters, CHC-2018-3614-HCM / ENV-2018-3615-CE

Dear Commissioners:

The Art Deco Society of Washington DC writes in support of the Art Deco Society of Los Angeles' nomination of the Howard Hughes Building (at 7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles.

Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization covering the Washington DC region, whose mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. Architectural preservation is a strong element of our mission, including our successful effort to obtain landmark designation for and restore the Silver Theatre/American Film Institute and Cultural Center in Silver Spring, MD. ADSW appreciates the opportunity support the nomination made by our sister Art Deco Society.

The Howard Hughes Headquarters building meets all of the criteria for designation. There can be no doubt that it "embodies the distinctive characteristics of a style, type, period, or method of construction." The building exhibits many decorative elements emblematic of art deco architecture, including vertical stepped piers, and decorative detail reflecting Egyptian pyramids and ziggurats as well as zig-zag, chevron, and geometric motifs. The property also boasts metal window grilles with chevron details, and wrought iron gates containing sunburst and floral patterns. The architectural quality of this building is bolstered by its history and association with one of the most legendary figures of his time; Howard Hughes distinguished himself in the fields of both aviation and film, playing a significant role in the commercial and cultural development of California and the nation.

The Art Deco Society of Washington urges you protect this important building so that its beauty and historic significance can be preserved for decades to come. Thank you for your consideration.

Sincerely,

Deborah Chalfie, Preservation Chair
Art Deco Society of Washington
dchalfie@adsw.org

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

d orth <daviddianeorth1999@yahoo.com> Tue, Jun 1, 2021 at 2:41 PM
To: chc@lacity.org
Cc: artdeco@adsla.org

Dear Cultural Heritage Commission: I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Diane Orth
90069
Sent from my iPhone

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Don Shaw <wdonshaw@icloud.com> Sun, May 30, 2021 at 11:08 AM
To: chc@lacity.org
Cc: artdeco@adsla.org

I urge you to support the proposed HCM status for the Howard Hughes Hq building on Romaine. It is a good, unmodified example of Art Deco architecture in Los Angeles. The building is associated with Howard Hughes; designer/inventor, motion picture producer and aviator

Don Shaw
Playa del Rey

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS | CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Elizabeth Cook <elizabeth@infinitealoe.com> Mon, May 31, 2021 at 8:14 PM
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Members of the Commission,

As a local business owner and resident, the built heritage of Hollywood means a lot to me, my colleague and customers, and my family. It is one of the major ar acons of Los Ang eles and part of the spell it casts on people all over the world. We market skin care internaonally in part bec ause of the "branding" of Hollywood.

The accomplishments (and indeed, the legends) of Howard Hughes are embodied in the built environment; in parcular , his headquarters at 7000 Romaine Street, Hollywood, 90038. I wholeheartedly support the Art Deco Society of Los Angeles's nominaon of the Ho ward Hughes Building as a Cultural Heritage Monument. The building should be protected and cherished.

Thank you for your consideraon.

Sincerely,

Elizabeth Cook
Address: 1710 N Commonwealth Ave, Los Angeles, CA 90027

Planning CHC <chc@lacity.org>

Letter of Support for the Fairfax Theatre Historic Cultural Monument CHC-2021-3836-HCM/CEQA:ENV-2021-3838-CE

1 message

FB Levin <fblevin@yahoo.com> Mon, May 31, 2021 at 3:52 PM
To: "CHC@LACITY.ORG" <chc@lacity.org>

To the Los Angeles Cultural Heritage Commission:

The purpose of this letter is to strongly urge you to support the Fairfax Theatre's Historic Cultural Monument Application.

Please preserve this beautiful Art Deco theatre which is so integral to the history of the Fairfax neighborhood and which also includes so much of Jewish history in Los Angeles.

Though we live in New York, we visited this neighborhood when we were in Los Angeles some years ago & it was a memorable part of our visit.

We are members of the Art Deco Society of New York which is how we found out about the Fairfax Theatre issue.

Sincerely yours,
Florence & Joseph Levin
Woodside, NY

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Gufilla de Gufis <lecioccolatezze@gmail.com> Tue, Jun 1, 2021 at 12:12 AM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles.

It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Gufilla de Gufis

Home Baker & Personal Pastry Chef from Rome, Italy

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

George Geary <ggeary@aol.com> Mon, May 31, 2021 at 1:28 PM
Reply-To: George Geary <ggeary@aol.com>
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Cultural Heritage Commission:

The former First Lady Jackie Kennedy stated, "*We are the only country in the world that trashes its old buildings. Too late, we realize how very much we need them".* Jackie saved Grand Central Station in Manhattan, if she was alive I am sure she would save the Howard Hughes Building.

Daily, we see the demise of significant buildings of the history of our area with only being replaced with five-story condo units with street-side retail. The heart and soul of the city are being replaced at a rapid pace. We must change this before all of our histories is gone.

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, relates to the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Always,

George Geary CCP
Post Office Box 77475
Corona, CA 92877

George Geary CCP
George Geary Culinary Media
2014: I.A.C.P. Culinary Educator of the Year
2012: I.A.C.P. Culinary Tour Operator of the Year
2012: Frommer's Domestic and International Tour Guide Award Winner
Author of 15 Cookbooks and California Historical Food Books.
Made In California (Release Date August 2021)
www.georgegeary.com
#chefgeary

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Ian Colmer <iancolmer@gmail.com> Tue, Jun 1, 2021 at 2:55 PM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. This building is an absolutely beautiful treasure that I fell in love with when I saw it for the first time, walking in my neighborhood. Frankly, I couldn't believe it was real. I love to show it off to family and friends and feel proud to live near it.

It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Ian Colmer

800 N. Las Palmas Ave., Apt. 106

Los Angeles, CA90038

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

jessica <heytherejessica@gmail.com> Tue, Jun 1, 2021 at 12:33 PM
To: chc@lacity.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

I just walked by its incredible courtyard and gorgeous tiles for the first time last week and was stunned. I was even more stunned when I learned this morning that it could be at risk.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Jessica Cowley
Los Angeles, CA

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

jay falconer <jayfalconer@live.com> Sun, May 30, 2021 at 6:43 PM
To: "chc@lacity.org" <chc@lacity.org>
Cc: "artdeco@adsla.org" <artdeco@adsla.org>

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Jay Falconer & Selena Arbid

Sent from my iPhone

Planning CHC <chc@lacity.org>

The Howard Hughes Building..Case # CHC-2018-3614-HCM.....ENV-2018-3615-CE

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Tue, Jun 1, 2021 at 12:30 PM
Reply-To: poonsy6603@aol.com
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Howard Hughes Building..Case # CHC-2018-3614-HCM.....ENV-2018-3615-CE

Dear Cultural Heritage Commission:

We are writing to express our support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles.

We used to live two blocks down from it, and it truly is a GEM.

Director Martin Scorsese used the beautiful exteriors for his film about Howard Hughes, 'The Aviator.'

Many times driving through there, people can be seen photographing the building....tourists and others interested in this piece of Hollywood History...and Los Angeles 1930's Art Deco Architecture

It meets the criteria for an HCM.

The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Built in 1930-1931, the Howard Hughes Headquarters property is significant as an early entertainment industry support service facility (color film manufacturing plant) in Hollywood.

It is also significant as the longtime headquarters of the Howard Hughes business empire, which occupied the building between 1930 and 1976, and is closely associated with iconic entrepreneur, film producer, aviator Howard Hughes during the most productive period of his career.

The building also embodies the distinctive characteristics of the Art Deco architectural style, making it inherently valuable for a study of 1930s architecture in Los Angeles.

The Howard Hughes Headquarters (7000 Romaine, Hollywood) meets the following criteria for designation as a Los Angeles Historic Cultural Monument (HCM):

- It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- It is associated with the lives of historic personages important to national, state, city, or local history;
- It embodies the distinctive characteristics of a style, type, period, or method of construction.
- In addition to meeting multiple eligibility criteria, the building retains a high degree of integrity.
- And it is Beautiful!

Thank you for your consideration,

Jim & Annie Geoghan
Whitley Heights
Hollywood, Ca.

Planning CHC <chc@lacity.org>

please reconsider the housing development that will negatively impact the Watts Towers National Historic Landmark

1 message

Jo Farb Hernandez <jfh@cruzio.com> Sat, May 29, 2021 at 4:30 PM
To: eric.garcetti@lacity.org
Cc: joe.buscaino@lacity.org, daniel.luna@lacity.org, ottavia.smith@lacity.org, michael.valdivia@lacity.org, vince.bertoni@lacity.org, ken.bernstein@lacity.org, lambert.giessinger@lacity.org, cpc@lacity.org, danielle.brazell@lacity.org, chc@lacity.org, mike.feuer@lacity.org, HollyJMitchell@bos.lacounty.gov, kendrick.jones@sen.ca.gov, keara.joe@asm.ca.gov, norchelle.brown@mail.house.gov, hamilton.cloud@mail.house.gov, Leslie.Hartzell@parks.ca.gov, Barbara.Tejada@parks.ca.gov, afine@laconservancy.org, friendsofwtac@gmail.com, Jo Farb Hernandez <jo@jofarbhernandez.com>, Edward Landler <edlandler@roadrunner.com>

Dear Mayor Garcetti,

I am taking this opportunity to register my strong opposition to the planned five-story housing development that is projected to be built along the railroad tracks by the historic 103rd Street Watts Train Station. To be built on public land yet having been sold without the full knowledge of the community, this project will spoil access to and appreciation of the Watts Towers, a world-famous masterpiece of public art so important that it has been awarded National Historic Landmark status and is protected as a State Historic Park.

The only internationally-known tourist site in Watts and one of the most renowned works of public art in all of Los Angeles – indeed, of California! – these monumental mosaic-covered spires were built over a period of some thirty years, beginning around 1921, by a single self-taught creator, Sabato Rodia. An Italian immigrant, he called them *Nuestro Pueblo*. He chose this site in Watts for his work specifically so that they would be seen from the train tracks and enjoyed by members of the community. As this proposed housing will block the view of this work of artistic and engineering genius, it likewise undermines the State's efforts to have it designated a UNESCO World Heritage Site.

We certainly understand the need for additional housing in the Los Angeles metropolitan area, but we urge you to direct City staff to develop its housing projects in locations that will not negatively affect this work of global importance, which will diminish the flow of visitors from around the world to Watts. Instead, the City must protect and enhance this diverse and

underserved community's vital history by creating the community-planned and -approved Watts Cultural Crescent as a green park linking the Watts Towers and the Watts Train Station.

Thank you for your consideration of these comments. Please do not hesitate to contact me if I can provide further information.

Best regards,

Jo Farb Hernández

Jo Farb Hernández, Professor Emerita

Department of Art and Art History

San José State University

jo@jofarbhernandez.com

Director/Chief Curator Emerita

SPACES – Saving and Preserving Arts and Cultural Environments

www.spacesarchives.org

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

John H. Welborne <john@welborne.net> Fri, May 28, 2021 at 4:53 PM
To: chc@lacity.org
Cc: artdeco@adsla.org, Councilwoman Raman <nithya.raman@lacity.org>, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org

Honorable Commissioners:

Please designate the Howard Hughes Headquarters as an HCM.

I have lived in the Fourth Council District for most of seven decades. As a teenager, by bicycle with friends, and later as an adult via car, I several times visited the Howard Hughes Headquarters on Romaine Street, crossed the front courtyard, and entered the lobby to marvel at the contents of the glass display case that contained original Hughes Tool drilling bits (invented by Hughes, Senior).

I also was well aware of the building in the back that was the command center from which modest automobiles (Chevrolets, as I recall) were dispatched as directed by telephone calls from Mr. Hughes, Junior. The operations at those facilities have been written about in many books on Hughes and his enterprises.

The Hughes Headquarters Building is a landmark in Los Angeles history and world history. It should be designated as such — a City of Los Angeles Historic-Cultural Monument. It meets the criteria. The designation is appropriate.

Thank you.

John H. Welborne
434 South Plymouth Boulevard
Los Angeles, California 90020
323-935-1914
john@welborne.net

Planning CHC <chc@lacity.org>

Hughes Building Landmark Protection

1 message

Karl Gerber <kgerber@emplaw.net> Tue, Jun 1, 2021 at 10:40 PM
To: chc@lacity.org

The former Hughes building at 7000 Romaine has extreme cultural significance as follows:

. "Operations" for Hughes 1937ish to mid-1970s (17000 Ventura for Summa Corporation mid-70s). Switchboard controlled calls of great political, business magnitude. All Hughes memos were stored at Romaine Street

. Business of aerospace (military, TWA), film, Hughes Tools Company (oil tools), large land holdings in Los Angeles, early cable TV company in Nevada, and later casinos/resorts

. RKO's business conducted from Romaine

. Jane Russell Outlaw scene, famous photo, and bra invention done in the basement

. 1974 break-in may have stolen papers concerning the bribing of Donald Nixon for tax exempt status of the Hughes Medical Foundation the IRS mysteriously back pedaled on soon after the alleged bribe. Also the Glomer Explorer which Hughes owned and was bombing
Russian targets underwater at US direction, and many links to Watergate. Researchers believe neither the government nor Hughes wanted the stolen papers recovered.

Hughes was an important figure in Los Angeles from the 20s through the 50s and was intimately involved in the landscape of film and aerospace upon which the city was built in the 20th Century.

Karl Gerber, Los Angeles Historian
13418 Ventura Boulevard
Sherman Oaks, Ca. 91423
818-783-7300

https://vintagelosangeles.org and https://employeelawca.com/vintagela

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Kastle <kastleproductions@yahoo.com> Tue, Jun 1, 2021 at 8:09 AM
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Cultural Heritage Commission -
You know Howard Hughes, right? The Aviator. They've made movies about him. He was an innovative aircraft designer and pioneering ilmmaker - an icon of Los Angeles.

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles.

This building is not only beautiful and will help maintain the charm that makes Los Angeles a destination city that brings in tourist money that boosts the economy, it also has historical signi icance as an of ice where one of our great creative minds did most of his work.

The Howard Hughes Building meets the criteria for an HCM. The building is an intact example of Art Deco architecture. The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Don't let the history of one of Los Angeles' iconic igures and our beautiful architecture be destroyed. It must be preserved for its cultural signi icance and to keep LA an attraction to those who visit and want to move here to pursue their dreams.

Thank you for your consideration.
Sincerely,
Kastle Waserman

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

KK Wootton <kkcreevy@gmail.com> Fri, May 28, 2021 at 5:26 PM
To: chc@lacity.org
Cc: artdeco@adsla.org, mashael.majid@lacity.org, nithya.raman@lacity.org, meg.healy@lacity.org

Dear Cultural Heritage Commission: I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

KK Wootton

1971 North Curson Ave

Hollywood, CA 90046

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS.CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Len O'Re <lenore.ore@gmail.com> Tue, Jun 1, 2021 at 12:10 AM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles.

It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Loredana Liguori

Arts&Crafts Artisan from Rome, Italy

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Molly Berke <mollylou12@gmail.com> Sat, May 29, 2021 at 3:17 AM
To: chc@lacity.org
Cc: artdeco@adsla.org

Dear Sir/Madam:

I wish to see this Howard Hughes building get its historic designation because:

The Howard Hughes Headquarters (7000 Romaine, Hollywood) meets the following criteria for designation as a Los Angeles Historic Cultural Monument (HCM):

> It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
>
> It is associated with the lives of historic personages important to national, state, city, or local history;
>
> It embodies the distinctive characteristics of a style, type, period, or method of construction.
>
> In addition to meeting multiple eligibility criteria, the building retains a high degree of integrity.

Best,

Molly Shepard Berke
Off-Broadway Playwright
Sherman Oaks, CA

323-873-6069

Sent from my iPhone

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Mary Mallory <marymallory0@gmail.com> Tue, Jun 1, 2021 at 11:03 PM
To: ken.bernstein@lacity.org, chc@lacity.org, Adrian Fine <afine@laconservancy.org>, Art Deco <artdecola.adsla@gmail.com>, Celeste Hong <artdeco@adsla.org>, mashael.majid@lacity.org, meg.healy@lacity.org, contactcd4@lacity.org

Dear Cultural Heritage Commission:
I am writing to strongly support the Art Deco Society's nomination of the Howard Hughes building at 7000 Romaine as a Cultural Heritage Landmark. It is a striking, intact example of Art Deco, designed for entertainment industry production by the MultiColor Corporation, and still employed partly for production to this day in what is known as the Hollywood Industrial District. For decades it was the headquarters of aeronautics and film pioneer Howard Hughes.

This building deserves permanent protection and recognition for its beauty, from the gorgeous tile fountain to the art deco pylons to the original fixtures, windows, and other deco details.

Sincerely,

Mary Mallory
Secretary, Hollywood Heritage's Board of Directors
Secretary, Studio City Neighborhood Council's Cultural Affairs Committee

--
Author Historian
"Hollywoodland" (2011)
"Living With Grace: Life Lessons From America's Princess" (2018)
"LA Daily Mirror" blog

Connect Create Collaborate

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS.CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Nyla Arslanian <nyla@discoverhollywood.com> Tue, Jun 1, 2021 at 3:00 PM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

I am wri ng to express my support for the Art Deco Society of Los Angeles's nomina on of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Located in the Media District of Hollywood, it is not only an important example of an industrial Art Deco design, its relevance to the art, culture and industry of Hollywood is undeniable. The entrance to the building graced the cover of our Summer 2019 issue which had an ar cle about the district.

Thank you for your considera on.

Best regards,

Nyla

Discover HOLLYWOOD MAGAZINE

Nyla Arslanian | **Editor**
www.discoverhollywood.com
(323) 465-0533
5419 Hollywood Blvd., Suite C717, Hollywood, CA 90027

DH Summer 2019 Cover.pdf
870K

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Patrick Shandrick <patrickshandrick@icloud.com> Tue, Jun 1, 2021 at 12:47 PM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

On a recent trip to the new Kaiser Medical Center near the West Hollywood border, I took a short walk to clear my head. I turned the corner and stumbled upon something that transported me to another plane—the Howard Hughes Building (7000 Romaine in Hollywood). It is so beautiful, wondrous and enchanting. I admired it, acknowledged it's place in this odd district of industrial and film production buildings that is rapidly losing that identity. And maybe most importantly, I took several photos as I thought it was such a stunning reference of not only what was, but an inspiration of what could be—and posted it on social media (see attached).

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership so that many generations can be inspired by the building beauty and possibility.

Thank you for your consideration.

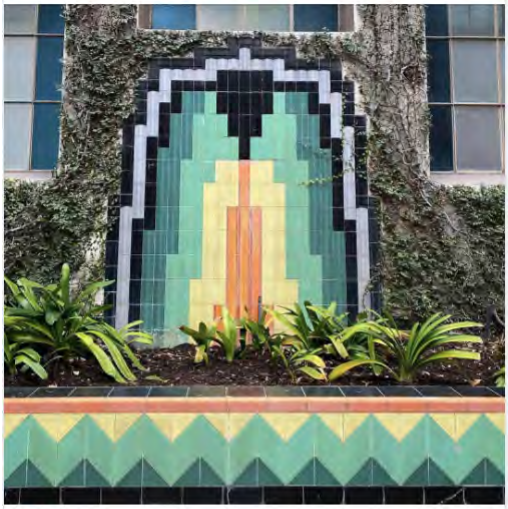
Sincerely,

Patrick Shandrick

patrickshandrick@icloud.com
@PS_tweeting

Patrick Shandrick is in **Hollywood, California**.
February 5 ·

Beauty Break: Hidden Art Deco fountain courtyard in Hollywood.



36 3 Comments

Like Comment Share

Cindy Shandrick Rodina



1

Like · Reply · 16w

Karen Boehm Piccioni
Love it!

Like · Reply · 16w 1

Paul Schober



1

Wow · Reply · 16w

Write a comment…

Connect Create Collaborate

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-3836-HCM / CEQA: ENV-2021-3838-CE

1 message

Rose de Guzman <rosedeguzman@outlook.com> Tue, Jun 1, 2021 at 10:02 AM
To: "chc@lacity.org" <chc@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "paul.koretz@lacity.org" <paul.koretz@lacity.org>, "debbie.dynerharris@lacity.org" <debbie.dynerharris@lacity.org>, "daniel.skolnick@lacity.org" <daniel.skolnick@lacity.org>, "rob.fisher@lacity.org" <rob.fisher@lacity.org>, "Amy.Crain@parks.ca.gov" <Amy.Crain@parks.ca.gov>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Commissioners,

Please support the Fairfax Theatre's Historic Cultural Monument application.

The Fairfax Theatre is not only an excellent example of Art Deco architecture, but it holds a special place in the history of the Los Angeles Jewish community as a key piece of the Fairfax district.

The Fairfax Theatre became the center of the developing neighborhood's social life, both as a venue for entertainment, and as a center for fundraising by local Jewish synagogues, temples, clubs, and charities. The building's retail storefronts were a commercial center of the neighborhood, with ethnic specialty stores and restaurants.

The first Jewish delicatessen (which predated Canter's by 23 years), the first kosher meat market, and the first Jewish bakery on Fairfax Ave were all located in the theater building.

Now is the time to landmark this building, which has been neglected by the owner for over a decade.

Recognizing this historic culture center of the Jewish community is especially important at this time, as the neighborhood is transitioning from the "Kosher Canyon" it once was, to a district of trendy clothing and skateboard shops. The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations.

Sincerely,

Rose de Guzman

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Ryan Gavan <ryan.p.gavan@gmail.com> Mon, May 31, 2021 at 12:03 PM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Cultural Heritage Commission:

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

As someone who makes their living in the film industry, I believe that it is important to preserve buildings that have contributed to the film industry and could also be used by the film industry. This building represents a period in the history of Los Angeles that story tellers still wish to use. This building would be a prime location for period location shoots.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Ryan Gavan
7027 Lanewood Ave.
Los Angeles, CA 90028

--
Ryan Gavan
ryan.p.gavan@gmail.com
310-990-8916

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Richard Schenkman <doubleosix@aol.com> Sun, May 30, 2021 at 1:03 PM
Reply-To: Richard Schenkman <doubleosix@aol.com>
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Cultural Heritage Commission:

I am a filmmaker who proudly lives in Hollywood (indeed, as an act of civil disobedience, I always put "Hollywood" as my city of residence), at 7250 Franklin Ave, 90046, and have done so for thirty one years.

(Wow, that's a long time.)

While I appreciate the vitality of my neighborhood, and can even appreciate some of the newer buildings and developments, I think it's absolutely essential that we respect and protect our neighborhood's cultural heritage.

In particular, it's vitally important that we preserve and protect the "Golden Age of Hollywood" structures, and especially our Art Deco treasures.

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Richard Schenkman

Home: 323 874 2398
Mobile: 323 270 7775
www.richardschenkman.com
www.manfromearth.com

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Samantha La Rocco <samantha.larocco@gmail.com> Tue, Jun 1, 2021 at 12:53 PM
To: chc@lacity.org
Cc: artdeco@adsla.org, mashael.majid@lacity.org

Dear Cultural Heritage Commission,

I'm writing to urge you and your constituents to preserve the irreplaceable, historically significant, and artistically valuable Art Deco Howard Hughes headquarters. Developer greed, corrupt local government, and ignorance comes at the expense of Los Angeles's truly unique cultural landscape and the communities (often of color and marginalized) tied to it. We don't need more cookie cutter "luxury" complexes erasing the landscape and history of our beloved city, built on the tedious lies of trickle down economics and housing. Art Deco is a beautiful, yet rapidly disappearing architectural style that defines Los Angeles's golden age- now nearing century old.

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the **Howard Hughes Building (7000 Romaine in Hollywood)** as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

Thank you for your consideration.

Sincerely,

Samantha La Rocco

Studio City Resident

USC alumnus

Angeleno since 2007

Sent from my iPhone

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS.

1 message

T Fitz <replyindeed@gmail.com> Tue, Jun 1, 2021 at 10:33 AM
To: chc@lacity.org
Cc: afine@laconservancy.org, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

Dear Cultural Heritage Commission: I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM.

I think you will agree Howard Hughes was a very significant part of Los Angeles history, his involvement wit aviatiol and cinema were indispensable and unique.

Speaking of indispensible and unique, sd is this fantastic piece of architecture, like something out of a noir movie or a superman comic. The city can never recover lost treasure of history and this is certainly a treasure to keep.

Thomas Fitzsimmons

CANOGA PARK 91304

Planning CHC <chc@lacity.org>

Letter for the Fairfax Theater (CHC-2021-3836-HCM)

1 message

Tiffany Nitsche <tiffany@lahtf.org> Tue, Jun 1, 2021 at 3:56 PM
To: Planning CHC <chc@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>

Dear Cultural Heritage Commissioners and City Staff,

The Los Angeles Historic Theatre Foundation thanks the Commission for voting unanimously to agendize the Fairfax Theatre application, allowing it the opportunity to be considered in totality with the 2010 nomination. You have read hundreds of pages and letters, so we will try to keep this short.

People are most familiar with the movie palaces of Los Angeles like the Chinese, Pantages, and Orpheum, but we must ensure not to forget about the neighborhood theatres that built our communities. Theatres like the Fairfax are significant in their own right and help tell a complete story. While it is easy to overlook these houses for the grand palaces, it also creates a false sense of history to do so.

When the Fairfax opened, it was unique in incorporating a low-rise commercial structure and came before the often cited Wiltern. Most neighborhood houses were stand alone structures at the time. It was the first neighborhood house to be designed for synchronized sound for talking pictures, allowing talkies to reach a wider audience. It was a hub for a community to gather, grow, and find their identity that has lasted over 90 years.

LAHTF played a significant role in the 2010 nomination process alongside the applicant Brian Curran and Friends of the Fairfax because we did not want to see the demise of another culturally and architecturally significant building in this community. We wanted the important history of the Fairfax to be recorded for future generations to see. The original nomination additionally received a positive staff report for the HCM consideration.

Following the denied 2010 application, the owner obtained a permit to demo the interior of the theatre and has done nothing with the space since. Following the 11 year span, it can only be assumed that it was done to stop any potential HCM designations in the future. Many have even placed a focus on the lack of interior character defining details to help their stance in denying this application. The steps taken to create that lack can not be rewarded and should not take away from the significance of the Art Deco exterior and what, as is evidenced by recent interior photos, still remains inside.

We believe that if the extensive details in the new application had been available in 2010, the Fairfax Theatre would have been declared a Historic Cultural Monument. It is never too late to designate a historic property and to write this building off regardless of what the future may hold, would be shortsighted of the responsibility we all have.

We strongly encourage the Commission to support a motion that would consider the designation of the Fairfax Theatre for Historic-Cultural Monument status.

Thank you,

Tiffany

On behalf of the Los Angeles Historic Theatre Foundation
Tiffany Nitsche, President
Wendell Benedetti, Vice President
David Saffer
Mike Hume
Michelle Jacobson
Anthony Caldwell

Tiffany Nitsche
President, Board of Directors

Los Angeles Historic Theatre Foundation
P.O. Box 79172
Los Angeles, CA 90079
Cell: 323.445.7135
Email: tiffany@lahtf.org

view our latest news and advocacy work: www.LAHTF.org
follow us on social media:
www.instagram.com/official_lahtf/
www.twitter.com/official_LAHTF
www.facebook.com/LosAngelesHistoricTheatreFoundation

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Tony Villanueva <vtonythetiger@gmail.com> Mon, May 31, 2021 at 10:45 AM
To: chc@lacity.org
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, ken.bernstein@lacity.org, nithya.raman@lacity.org, contactCD4@lacity.org, Meg.Healy@lacity.org, mashael.majid@lacity.org, artdeco@adsla.org

Dear Members of the Cultural Heritage Commission,

I understand The Art Deco Society of Los Angeles has requested a CHM nomination for the Howard Huges Building located in the Hollywood Industrial district 7000 Romaine in Hollywood. I am writing in support of this nomination.
If ever there was a structure that meets all criteria on every level for Cultural Heritage this is it. It is Cultural Heritage. As a person Howard Hughes was a significant contributor to Hollywood development in terms of his contribution to the film industry as well as business and as a Celebrity/personality. This building ticks every box.

Howard Hughes headquarters is a direct link to Hollywood development/History. The building alone is a perfect example of Art Deco architecture and is in excelent condition retaining all of its Art Deco Detail. Combined with the History as Howard Hughes office it's a rare combination . Please preserve this structure for future generations to appreciate and as a direct link to Hollywoods Historic past and grant a Cultural Heritage Monument designation.

Thank You for your consideration.

Tony Villanueva
3227 Tareco Dr
Hollywood Ca
90068

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Victoria Golden <victoria75.vg@gmail.com> Sat, May 29, 2021 at 7:47 AM
To: chc@lacity.org
Cc: artdeco@adsla.org

Hello my name is Victoria Golden and I am writing in support of Howard Hughes building get Histrionic registry! The Architecture is Beautiful and a wonderful example of our Art Deco era! I participated in the CA Art Deco society and I have enjoyed and contributed to these events and walking tours which in turn help the economy! Please support Our Preservation efforts! Thank you

Victoria Golden
1911 Buena Vista St,
Bakersfield, CA 93304

Hollywood Heritage Inc.
P.O. Box 2586
Hollywood, CA 90078
(323)874-4005 Fax:(323)465-5993

Commissioners Richard Barron, Gail Kennard
Pilar Buelna, Diane Kanner and Barry Milofsky
Cultural Heritage Commission
Office of Historic Resources,
Los Angeles City Planning
221 North Figueroa Street, Suite 1350
Los Angeles CA 90012

June 1, 2021

RE: FAIRFAX THEATER CHC-2021-3836-HCM /CEQA: ENV-2021-3838-CE 7901-7909 West Beverly Boulevard

Dear Commissioners Barron, Kennard, Buelna, Kanner and Milofsky,

Hollywood Heritage would like to offer its full support for the proposed designation of the Fairfax Theater. The theater is a significant art deco style neighborhood movie theater, which in 2015 SurveyLA, the citywide historic resources inventory, identified as not only a contributor to SurveyLA's Beverly-Fairfax Commercial Planning District, but also eligible for listing at both the state and local level.

Built in 1930, the Fairfax Theatre Building was also one of the first major commercial buildings and the most prominent in SurveyLA's Beverly-Fairfax Commercial Planning District, an area now known as the “Kosher Canyon” for its association with the Jewish Community. The funds that helped build many of the Jewish institutions of the Fairfax Community were raised at events staged at the Fairfax Theatre. By all accounts, the first Jewish deli and the first kosher market on Fairfax was located in the Fairfax Theatre Building.

The Cultural Heritage Commission failed to nominate the Fairfax a decade ago, partially due to the fact that the significant connection to the local Jewish Community was not fully demonstrated. New scholarship by the applicant has brought this relationship into focus and clearly illustrates the cultural importance of the theater to Jewish life in the district.

The threats to the theater have also increased as the unnecessary demolition of the interior has been compounded by a decade of poor maintenance leading to demolition by neglect. New development incentives through the Transit Oriented Communities program which allow more density, could lead the property owner to propose a new design which does not include the retention of the façade which was originally agreed to.

We urge the Cultural Heritage Commission to designate the Fairfax Theater to ensure that the Office of Historic Resources will have a say in the future development or restoration of this important site.

Sincerely,



Brian Curran
President, Hollywood Heritage, Inc.

CC; Melissa Jones
Lambert Giessinger
Ken Bernstein
Councilmember Nithiya Raman
Mashael Majid
Meg Healy
Adrian Fine

ART DECO SOCIETY of WASHINGTON

June 1, 2021

Honorable Members of the City of Los Angeles Cultural Heritage Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Via Email

RE: Letter of support for Fairfax Theatre Historic Cultural Monument, CHC-2021-3836-HCM / CEQA: ENV-2021-3838-CE

Dear Commissioners:

The Art Deco Society of Washington DC writes in support of Historic Cultural Monument designation for the Fairfax Theatre Building.

Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization covering the Washington DC region, whose mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. Architectural preservation is a strong element of our mission, including our successful effort to obtain landmark designation for and restore the Silver Theatre/American Film Institute and Cultural Center in Silver Spring, MD. ADSW appreciates the opportunity to participate in this process.

We voiced our support for saving the Fairfax Theatre at the May 6, 2021 public hearing and we were gratified that the Commission agreed to revisit the question of considering the nomination. The same considerations that prompted the Commission to reopen the nomination argue for approving it. Not only does the building represent a striking example of Art Deco architecture that enriches the community aesthetically and historically, but from the substantial new information discovered since the previous nomination, it is also clear that the Fairfax Theatre carries significant *cultural* significance as well. The Theatre building apparently played a central role in the commercial, social, religious, and cultural development of the Fairfax District as a Jewish neighborhood.

The Art Deco Society of Washington urges you protect and preserve that cultural heritage by protecting this building. Thank you for your consideration.

Sincerely,

Deborah Chalfie, Preservation Chair
Art Deco Society of Washington
dchalfie@adsw.org

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-3836-HCM / CEQA: ENV-2021-3838-CE

1 message

Mary Mallory <marymallory0@gmail.com> Tue, Jun 1, 2021 at 11:13 PM
To: chc@lacity.org, councilmember.koretz@lacity.org, Art Deco <artdecola.adsla@gmail.com>, Celeste Hong <artdeco@adsla.org>, Melissa Jones <melissa.jones@lacity.org>, ken.bernstein@lacity.org, rob.fisher@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, amy.crain@parks.ca.gov, paul.koretz@lacity.org

Dear Cultural Heritage Commission:

I am writing in strong support of the Art Deco Society of Los Angeles' nomination of the Fairfax Theatre as a Cultural Heritage Monument. From recently discovered information, it is evident the theatre served as a major gathering spot for the new Jewish residents of the neighborhood, vital to the district becoming a Jewish center in Los Angeles.

When it opened in 1930, it was the gateway to the Beverly Fairfax area, one of the first major buildings in the area.This striking Art Deco building provided entertainment for the largely Jewish neighborhood and served as a fundraising location for Jewish organizations, schools, synagogues, temples, and charities. The first Jewish delicatessen and bakery, as well as first kosher meat market, were all located in the building.

It is important to landmark this building as the owner has neglected the jewel for years, one of the few remaining centers of Jewish life in a rapidly evolving area into tennis shoe and skateboard shops.

Sincerely,
Mary Mallory

Secretary, Hollywood Heritage Board of Directors
Secretary, Studio City Neighborhood Council's Cultural Affairs Committee
--
Author Historian
"Hollywoodland" (2011)
"Living With Grace: Life Lessons From America's Princess" (2018)
"LA Daily Mirror" blog

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-3836-HCM / CEQA: ENV-2021-3838-CE

1 message

Max Yeston <max.yeston@gmail.com> Mon, May 31, 2021 at 5:07 AM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, Amy.Crain@parks.ca.gov, artdeco@adsla.org

Dear Commissioners,

Please support the Fairfax Theatre's Historic Cultural Monument application.

It's clear from the new information discovered since its previous nomination that the Fairfax Theatre was a key element in the development of the Fairfax District as a Jewish neighborhood.

This striking example of Art Deco architecture marks the southern entrance into the Fairfax commercial corridor. When it opened in 1930, it was by far the most significant building in the Beverly-Fairfax neighborhood. It was the first major commercial development. Fairfax Avenue was virtually empty and until 1919 was a dirt road.

The Fairfax Theatre became the center of the developing neighborhood’s social life, both as a venue for entertainment, and as a center for fundraising by local Jewish synagogues, temples, clubs, and charities. The building’s retail storefronts were a commercial center of the neighborhood, with ethnic specialty stores and restaurants.

The first Jewish delicatessen, the first kosher meat market, and the first Jewish bakery on Fairfax Ave were all located in the theater building. This was 23 years before Canter’s moved to the neighborhood.

Now is the time to landmark this building, which has been neglected by the owner for over a decade.

Recognizing this historic culture center of the Jewish community is especially important at this time, as the neighborhood is transitioning from the “Kosher Canyon” it once was, to a district of trendy clothing and skateboard shops. The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations.

Sincerely,

Max Yeston

Brooklyn, NY

--
Max Yeston
M.S. in Historic Preservation and Urban Planning
Columbia University
max.yeston@gmail.com

DAY OF HEARING SUBMISSIONS

Planning CHC <chc@lacity.org>

First Baptist Church in Venice #CHC-2020-4034-HCM

1 message

Ingrid Mueller <ingridinvenice@gmail.com> Wed, Jun 2, 2021 at 12:28 PM
To: Planning CHC <CHC@lacity.org>
Cc: Save Venice <savevenice.me@gmail.com>

Respected Commissioners:

There are no relatives or ancestors of mine in Venice of America. Rare original documents show they rest in East-Prussia since the 16th Century, were buried in foreign lands as Unknown Soldiers after WWI and WWII. My parents and baby me became refugees in early 1945 and went West at the end of WWII.

As a naturalized citizen since 1975, an empty nester in Venice since 1988, advocacy and activism for Affordable and Supportive Housing for All has kept me/us busy and still full of hope for human justice and equity in this country.... especially in Venice's Oakwood area.

The outrageous, shady sale of FBCV in 2017 unleashed deepest protective, loving senses in the community: history and sacred places are untouchable. They own it.
Thus, 'Savexvenice' Community Organization was founded.

Your official, knowledgeable designation of both -- the
1968 Church building, as well as the sacred ground across the street, where congregations worshipped and socialized in their FBCV Black Church for 40 years since 1927 -- as one of Los Angeles' Historic Cultural Monuments.

The black&brown community worked and thrived, did their best - despite horrific political challenges and injustices, both locally and throughout the country.
Time for Equity is Here!

Your decision will be historic.
Thank you for your Voices.

Sincerely, indeed,
Ingrid Mueller at
Landmarked Lincoln Place Apts
Venice 90291

Attached:
》SCARS (in the fabric of society), incl. Venice
》Pic from 2017 FBCV lot

2 attachments



20210506_162851.jpg
4614K

20210217_134038.jpg
2534K


BLACK

Planning CHC <chc@lacity.org>

First Baptist Church of Venice #CHC-2020-4034-HCM

1 message

cwilli7269@aol.com <cwilli7269@aol.com> Wed, Jun 2, 2021 at 3:10 PM
Reply-To: cwilli7269@aol.com
To: "CHC@lacity.org" <CHC@lacity.org>, "mikebonin@lacity.org" <mikebonin@lacity.org>

Greetings Cultural Historic Commission:

Venice California 90291 Forst Baptist Church of Venice the mecca of Oakwood, the church that was formed in 1908 forty-five years after slavery was ended. The grounds on Westminster 687 E Westminster Ave Venice Ca. 90291 were given to the African Americans as a worship place by Mr. Irving Tabor he knew of the trials and tribulations that African Americans had endured (not welcomed into churches in the Venice or Santa Monica area). African Americans could not worship in the surrounding churches in the Venice area because of prejudiced practices. It was very evident African Americans needed space to worship, pray, sing and socialize.

Our Venice Black History needs the respect it's due, African Americans came into this area when it was not the most popular place to live, and made it liveable, heck Venice Beach is famous all around the world. We saw the destruction that took place at Bruce's Beach in Redondo Beach and how it was taken from underneath the Bruce family and rightfully returned to the Bruce descendants. Tulsa Oklahoma Massacre took place one hundred years ago, we want Oakwood to have our history and this building preserved. Please assist us in the Venice "Oakwood" area to save this historic landmark called the 'First Baptist Church of Venice', and preserve it for years to come. "Black History matters in Venice."

Thank you
Laddie Williams
Savevenice. me

Planning CHC <chc@lacity.org>

CHC-2020-4034-HCM - Support Historical Cultural Monument designation for First Baptist Church of Venice.

1 message

Margaret Molloy <mmmolloy@earthlink.net> Thu, Jun 3, 2021 at 7:26 AM
To: chc@lacity.org, mike.bonin@lacity.org, jason.douglas@lacity.org
Cc: Laddie Williams <cwilli7269@aol.com>, Naomi Nightingale <nightingalenaomi@yahoo.com>, Mike Bravo <miguel@bravo1.la>, Save Venice <savevenice.me@gmail.com>

Date: June 3, 2021

Subject: CHC-2020-4034-HCM - Support Historical Cultural Monument designation for First Baptist Church of Venice.

Dear Commissioners,

Please support the Historical Cultural Monument designation for First Baptist Church of Venice. This is the most important African American property in Venice.

But please include all parcels including 671-685 Westminster Ave, and 686-688 Westminster Ave. as recommended by Councilman Mike Bonin in his City Council motion and supported by the Planning & Land Use Committee in their referral. I hope that you will review this submission.

Appreciatively,

Margaret Molloy

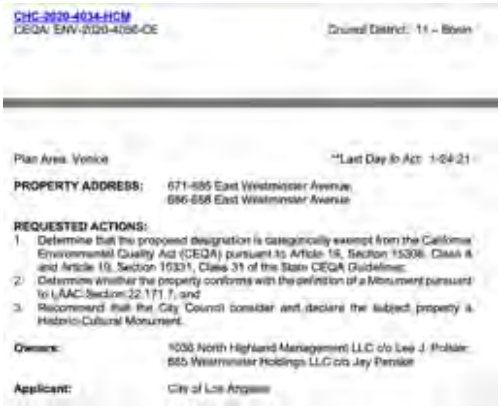
CHC-2020-4034-HCM Support Historical Cultural Monument designation for First Baptist Church of Venice. .docx
18569K

Date: June 3, 2021
Subject: CHC-2020-4034-HCM
Support Historical Cultural Monument designation for First Baptist Church of Venice.

Dear Commissioners,

Please support the Historical Cultural Monument designation for First Baptist Church of Venice. This is the most important African American property in Venice.

But please include all parcels including 671-685 Westminster Ave, and 686-688 Westminster Ave. as recommended by City Councilman Mike Bonin in his City Council motion and supported by the Planning & Land Use Committee in their referral.



CHC-2020-4034-HCM
CEQA: ENV-2020-4036-CE

Council District: 11 – Bonin

Plan Area: Venice

*Last Day to Act: 1-04-21

PROPERTY ADDRESS: 671-685 East Westminster Avenue
686-688 East Westminster Avenue

REQUESTED ACTIONS:
1. Determine that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. Determine whether the property conforms with the definition of a Monument pursuant to LAAC Section 22.171.7; and
3. Recommend that the City Council consider and declare the subject property a Historic-Cultural Monument.

Owners: 1038 North Highland Management LLC c/o Lee J. Polster
685 Westminster Holdings LLC c/o Jay Pension

Applicant: City of Los Angeles

First Home
First Baptist Church of Venice was founded in 1910. A photo below shows the first home of the church 5th Avenue & San Juan Avenue, Venice, in 1911. The 75th Anniversary book (https://www.dropbox.com/sh/5zujweaqbyr55vk/AAALEjTind-kk9NOi9cEeBQna?dl=0) shows that Black pioneer Arthur Reese was a founding member of the church.

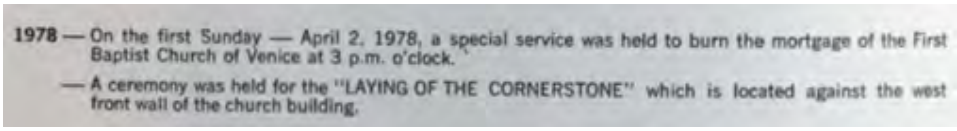
Second Home
The second church location was at 688 Westminster Avenue. In 1927 Arthur Reese signed the LADBS permit application. His name appears under "Property Owner". The architect is Paul R. Williams. In 1968, when the third church was built across the street at 685 Westminster Avenue, the Paul Williams church was moved to South Central Los Angeles. But the intention of Mr. Reese to create a spiritual and cultural legacy to benefit the community makes the property at 688 Westminster very significant in the history the Black community in Venice and the church. This is described in the application. Again, Councilman Bonin's motion includes all seven lots.

Third Home

In 1966, Pastor Holmes had a vision to purchase the five lots at 685 Westminster Avenue, just across the street, to accommodate the expanding congregation. On August 15, 2018, Pastor Oscar Rhone, who was raised at First Baptist Church of Venice, gave public testimony at the West Los Angeles Planning Commission, (https://youtu.be/CbMN025fTqo) telling how his grandmother and other members of the congregation gave the deeds to their homes to Pastor Holmes to purchase the property. Pastor Oscar Rhone stated: "My grandmother Roberta

Donaldson, she was the mother at church for over 60 years. And when Pastor Holmes had the vision in his heart to build the edifice, which was {an extension} from across the street, she and others like her gave their deeds to their homes. Pastor was a visionary who was a steward. And when they finished building, he gave them all their deeds back. And my grandmother, she went to Brentwood to work for Ms. Gretchen washing clothes; to wash her dishes; to wash Ms. Gretchen, just to be able to give to the Church. And where did she get the strength? She got it right there at 685 Westminster under tutelage of Pastor Holmes – a great man, whose legacy will always be in my heart." This information is included in the CHM application and there is an interview with Pastor Rhone.

Again, during a time of restrictive covenant and redlining, the effort to purchase the five lots was truly a congregational effort. For this reason, the legacy of the entire property belongs to the multi-generational congregation and the community. The first image below is the engraved Cornerstone plaque that was installed at the church. It shows that on April 2, 1978, the congregation held a mortgage burning ceremony because they had paid off the mortgage in full.


1978 — On the first Sunday — April 2, 1978, a special service was held to burn the mortgage of the First Baptist Church of Venice at 3 p.m. o'clock.

— A ceremony was held for the "LAYING OF THE CORNERSTONE" which is located against the west front wall of the church building.

All of this shows the Black community's faith, hard work, ownership, pride, and the central importance and legacy of this property for multiple generations under terrible circumstances. The Santa Monica Evening Outlook shows that 700 people attended the dedication ceremony for 685 Westminster on March 31, 1968. The photo caption states: "Rev. E. L. Holmes, pastor of First Baptist Church of Venice, led the congregation from the old church across the street into the new church for the dedication service Sunday."

In 2000, then Councilwoman Ruth Galanter, acknowledged the importance of Bishop Holmes in Venice and beyond, by dedicating the intersection of 7th Avenue and Westminster Avenue as Bishop E. L. Holmes Square. Bishop E. L. Holmes Square created a physical acknowledgement of the spiritual connection of the two properties that have been central to the Black community in Oakwood.

On February 17, 2021, Councilman Bonin submitted a City Council motion that led to the installation of a Black Lives Matter mural on the street in front of First Baptist Church of Venice. "The Black Lives Matter street mural is a great visible statement and recognition of the history of Black people in the Venice Community," said Naomi Nightingale of SaveVenice, a community organization of Black and Indigenous residents spearheading the fight for the First Baptist Church of Venice and social justice imperatives in Venice." (Patch, Feb 18, 2021)

All seven lots are tied to the Black community in Venice, and all seven lots are necessary for the future legacy of the church as the most important African American property in Venice. The seven lots are also a parking requirement for an active community resource. Please support the Historical Cultural Monument Designation for First Baptist Church of Venice including all seven lots.

Appreciatively,

Margaret Molloy

First Baptist Church of Venice - Cornerstone Plaque



First Baptist Church of Venice: 685 Westminster Avenue, 2021.



FIRST BAPTIST CHURCH OF VENICE at 688 Westminster Avenue, built in 1927.

Property donated by Arthur L. Reese. Architect Paul R. Williams.





THIS CHURCH WAS MOVED TO:

New Congregation Missionary Baptist Church

11205 S Vermont Ave, Los Angeles, CA 90044

First Baptist Church of Venice: Installation 1965: Pastor & Mrs. E.L. Holmes.



Installation 1956, Pastor & Mrs. E. L. Holmes

First Baptist Church of Venice Groundbreaking Service, 1966
Five-lot plot located at 685 Westminster Avenue



Ground-Breaking Ceremony

In March, 1966, Pastor E. L. Holmes and the First Baptist Church of Venice Congregation assembled on a five-lot plot located across the the street at 685 Westminster Avenue and held a GROUND-BREAKING SERVICE.

The scripture was read by the pastor taken from Isaiah the fifty-fourth chapter and the second verse:

> "Enlarge the place of thy tent, and let them stretch forth the curtains of thine habitations: spare not, lengthen thy cords, and strengthen thy stakes."

The congregation joined in singing: "What A Fellowship." A prayer of dedication was voiced by Pastor Holmes. The actual procedure of breaking ground took place pushing the shovel into the earth in the center of the lots.

First Baptist Church of Venice Groundbreaking Service, 1966
"Location: 685 Westminster Avenue. **Five lot area** on which a new church plant is to be constructed"



Ground-Breaking 1966

Pastor E. L. Holmes Center—holding Bible and shovel.

Standing to the right: Brother Ozalene Collins, Rev. Willie J. Miller, Deacon Isaac Jones, Brother Floyd Hood, and Rev. Glenn W. McCleary.

Standing to the rear: Deacon Lorain McCleary, Sr., Brother Columbus Clay, & Trustee Ezell Sand ers.

Standing to the left: Usher J. E. Smith, Deacon Robert Bursey, Trustee Jobie Collins, and Deacon Simon Hawkins.

Location: 685 Westminster Avenue
Five lot area on which a new church plant is to be constructed.

Rev. E. L. Holmes, Pastor of First Baptist Church of Venice,
led the congregation from the old church across the street into the new church
for dedication service Sunday. Nearly 700 attended the ceremonies…



New Venice Church Dedicated

Dr. C. H. Hampton (left, facing camera), pastor of the Bethel Baptist Church of San Diego, and the Rev. E. L. Holmes, pastor of the First Baptist Church of Venice, lead the congregation from the old church across the street into the new church for dedication service Sunday. Nearly 700 persons attended the ceremonies in the $200,000 church at 7th St. and Westminster Avenue, Venice. Dr. Hampton was guest preacher, and Mr. Holmes delivered the dedication address.

Rev. E. L. Holmes & New First Baptist Church of Venice, {Sant Monica} Evening Outlook, March 30, 1968

Sunday Service

Venice Baptists Will Dedicate New Church

The new church edifice of the First Baptist Church of Venice will be dedicated at a 3 p.m. service Sunday, with the pastor, the Rev. E. L. Holmes giving the dedicatory address.

Dr. C. H. Hampton, pastor of the Bethel Baptist Church of San Diego, will be the guest preacher at the service. Dr. Hampton is president of the Western Baptist State Convention of California, and vice president of the National Baptist Convention.

Music will be presented by the combined three choirs of the church.

The new church building, across the street from the old church, at 7th Street and Westminster Avenue, is of frame and stucco with 13,000 square feet of space.

The church, built at a cost of approximately $200,000, has a seating capacity of 480. Stone facing and fixed glass beautify the front of the building. The sanctuary has a high beamed ceiling, a choir loft and an organ. On the same level are 16 classrooms.

Downstairs are the offices, an assembly room for social events with a fully equipped kitchen, and a ladies' lounge. The hallway, as well as the foyer upstairs, has terrazzo flooring.

The church was organized by the late Rev. R. S. Kelsey in 1910. Pastor Holmes of East Texas, came to the church in 1955, and began a program of expansion. In 1957, five lots were purchased for the new church, and construction started in October 1966. Today, the congregation numbers more than 600.



New Venice Church Completed

Rev. E. L. Holmes, pastor, stands in front of the new First Baptist Church of Venice, which will be dedicated Sunday at a 3 p.m. service. Stone and glass form the facade of the building. Classrooms are at left of structure which has a large downstairs area for offices and assembly room. (Evening Outlook Photo.)

75th Jubilee Anniversary Book for FIRST BAPTIST CHURCH OF VENICE:



Diamond Jubilee Anniversary

1910-1985

First Baptist Church of Venice

685 Westminster Avenue Venice, California 90291

Rev. E. L. Holmes, Pastor

October 28 — November 1, 1985

75 Years

THEME: "BUILDING AND EXPANDING WITH FAITH AND VISION"

"Enlarge the place of thy tent and let them stretch forth the curtains of thine habitations: spare not, lengthen thy cords, and strengthen thy stakes." Isaiah 54:2

JULY — A SPECIAL TIME

in the

FIRST BAPTIST CHURCH OF VENICE

Pastoral Anniversary

IN APPRECIATION

HONORING PASTOR & MRS. E.L. HOLMES

FIRST BAPTIST CHURCH OF VENICE

1955-1985



Thirty years of blissful joy,
Seeing God's blessings unfold;
Looking toward a brighter future
To walk the shiny streets of gold.

7th Avenue / Westminster Avenue / Venice / Black Lives Matter Street Paving Treatment - 2021

https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0036

LACityClerk Connect

Council File Management System

Council File: 21-0036

Title
7th Avenue / Westminster Avenue / Venice / Black Lives Matter Street Paving Treatment / Cultural Affairs Fund / Street Services Fund / Council District 11

Date Received / Introduced
01/12/2021

Last Changed Date
01/19/2021

Expiration Date
01/15/2023

Council District
11

Mover
MIKE BONIN

Second
MARQUEECE HARRIS-DAWSON

File Activities

Date	Activity
01/28/2021	Mayor transmitted Council File to City Clerk.
01/19/2021	Council adopted item forthwith.
01/19/2021	City Clerk transmitted file to Mayor. Last day for Mayor to act is January 29, 2021.
01/15/2021	City Clerk scheduled item for Council on January 19, 2021.
01/12/2021	Motion document(s) referred to Council.

Online Documents (Doc)

Title	Doc Date
Mayor Concurrence/Council Action	01/28/2021
Motion	01/12/2021

Council Vote Information

Meeting Date: 01/19/2021
Meeting Type: Regular
Vote Action: Adopted
Vote Given: (15 - 0 - 0)

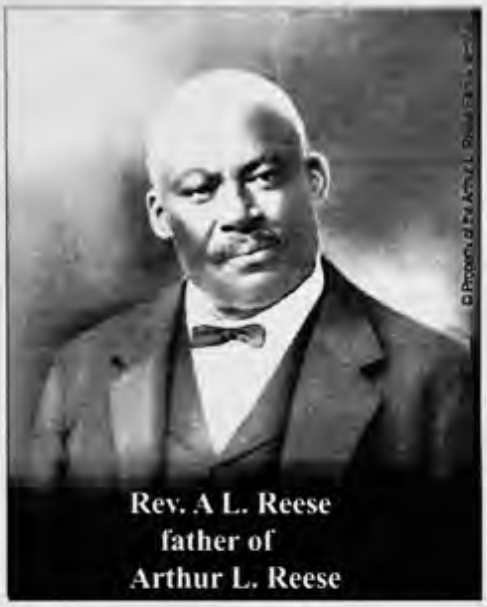
Member Name	CD	Vote
BOB BLUMENFIELD	3	YES
MIKE BONIN	11	YES
JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	YES
KEVIN DE LEON	14	YES
MARQUEECE HARRIS-DAWSON	8	YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	YES
JOHN LEE	12	YES
NURY MARTINEZ	6	YES
MITCH O'FARRELL	13	YES
CURREN D. PRICE	9	YES
NITHYA RAMAN	4	YES
MARK RIDLEY-THOMAS	10	YES
MONICA RODRIGUEZ	7	YES

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ARTHUR REESE LEGACY & FIRST BAPTIST CHURCH OF VENICE

ARTHUR REESE was a founding member of FIRST BAPTIST CHURCH OF VENICE and appears to have donated the property at 688 Westminster to the church community.



Rev. A L. Reese
father of
Arthur L. Reese

Through his contributions and achievements Rev.A. L. Reese,taught by example, the lessons of personal, community and civic responsibilty to his son Arthur L. Reese.

PROMINENT CLERGYMAN PASSES TO THE BEYOND

—o—

A. L. Reese, Sr., father of A. L. Reese, of this city, died Tuesday at New Orleans, La. Deceased was a prominent clergyman in the Baptist denomination of the south; was president of the Twentieth Century Educational and Industrial Congress of Louisiana, and a man who has always been identified with every uplift movement for the colored people of the south. He leaves a wife and four children, three sons and one daughter, to mourn his death. The son J. Allen, of this city, was at the father's bedside when death came.



Arthur L. Reese (circa 1903)

The following article appeared in the Venice Vanguard Newspaper March 27,1920. It is a tribute to the positive influence and impact Mr. Arthur L.Reese had on a community that was the product of a time during which the local,state and federal governments sanctioned racial segregation and discrimination in America:

The sooner that sanity and not vanity prevails in some sections of this country, the sooner will we have the results that many are striving for.

Venice Vanguard 3/27/20

CHARACTER, NOT COLOR

Never in the history of Venice, we believe, has there been a colored man appointed on the election board. We are proud of our town to know that its people are broad-minded and high-minded enough to recognize worth and character, and quality, instead of inequality. Mr. Arthur Reese has been in Venice for a number of years, a man of family, property owner, and is a highly respected citizen. The sooner we recognize the principles and capabilities of a man, regardless of creed or color, prejudice will be overcome. The great emancipator saw fit to free the slaves; he believed all men were born equal in God's sight, and if that great mind saw fit to work and fight for the cause, he would expect us to do the same.

Mr. Reese started his own janitorial service in Venice
but soon became the town decorator.



Employees of Arthur L. Reese's shoe shine business and the GORDON DAY WORK CO. (house renovation,cleaning and janitorial service).

Venice (CA) (Images of America): Carolyn Elayne Alexander ...
200+PAGE PHOTO BOOK



Reese soon garnered a large crew of workers who fabricated his designs and painted the floats and hung his ornaments. It was an unusual position for a black man in the early part of the 20th century. Venice became the town it was, principally because of two men: Kinney and Reese, who never called each other anything but Mister. (Courtesy Sonya Reese Davis.)

Mr. Reese created festivities and floats as the Venice town decorator.



A-B-C of Funland float



Venice Mardi Gras Parade Float pays tribute to, 1930's and 40's, actress Myrna Loy who attended Venice High in 1915

Arthur L. Reese

"The Wizard of Venice"



www.alreesefamilyarchives.com

Sonya Reese Davis, Family Historian
with
Jewell Lupoma
and
JTI, Digital Archivists

Tabor family, Venice, 1958



Tabor Family, Vernon Avenue, Venice, California, 1956

Planning CHC <chc@lacity.org>

CHC-2020-4034-HCM - FIRST BAPTIST CHURCH OF VENICE

1 message

Shawn Barry <smoasia@yahoo.com> Thu, Jun 3, 2021 at 9:35 AM
Reply-To: Shawn Barry <smoasia@yahoo.com>
To: "chc@lacity.org" <chc@lacity.org>

My name is Shawn Barry and I have lived in the community since the early 80"s and wish to add my name in support of the First Baptist Church.

For far too long this community has turned its back at acknowledging the historic part the Black community has played in building and contributing to our community. This is their church, bought by them and built for them. Thank you for supporting it as an historic landmark and we ask that you include the lots surrounding it as this was part of the churches land and should be returned as part of the Historic proposal.

The local community has fought long and hard for this to happen. Acknowledge this property as theirs. Not any developer or private person wishing to own it. Enough of this back and forth and all the hearings - simply end the madness and make it happen! People need to know its theirs and begin the restoration as they see fit!

Thank you,
Shawn Barry

3 June 2021

Re: First Baptist Church of Venice, CHC-2018-5305-HCM and ENV-2018-5306-CE, 685 Westminster Avenue, Venice, CA 90291

Dear Commissioners,

I want to thank Councilmember Mike Bonin of CD11 for the opportunity to allow the Commission to rehear this application. I urge you to grant the 1st Baptist Church of Venice the designation as a Historic Cultural Monument.

Venice is a community rich in history and no neighborhood has a more significant history than Oakwood. You have heard about the Oakwood neighborhood, one of the first intentional African American communities in Los Angeles. Though the neighbors in the community, many of them of multi-generational families, are working hard and fast to discover the riches of their history, Oakwood is still in danger of losing the physical embodiments of their history.

The Church is just one of these physical entities that the Applicants are trying to save.

In my previous letter dated 5 December 2018, I reflected on the similarities of my synagogue in Venice, Temple Mishkon Tephilo, the beginnings and growth and its contributions to life in Venice. (Below is a 1-page version of my letter)

But what I want to say for this hearing is that Oakwood is fast losing its cultural and historical legacy. It is a lesson that should not disappear. As you know, I have been involved in bringing before you several historical properties in Venice and Oakwood. I have come to appreciate the families and people these structures represent and the struggles they overcame to bring about a community serving their people.

I hope you will elect the Church into the history of Los Angeles represented by the Historic Cultural Monuments recognized.

I leave you with this:

"… People always want to know, 'Who lived there? What was it used for? What were their jobs' Seeing the place makes you want to know about the people." – National Trust for Historic Preservation, *Preservation*, 2019 Summer issue, p. 72.

Sincerely,
Sue Kaplan

The earliest history of the Jewish community in Venice is still to be completed but it is known that Mishkon's earliest beginnings go back to 1906 when a group of Hungarian Jews settled in Venice, worshipping in a small house off the boardwalk and who worked at the Pier, the very one built by Messrs Reese and Tabor, who were early founding members of the Church. It is the oldest continuous synagogue on the West Side. It is just the beginning of a synergy and connection of both.

As it is true today for both, its main asset are their buildings. It moved around Venice as the congregation grew until it was able to buy the property - where it now stands. As with both the original building and its replacement, church members contributed to the purchase of the properties. It was only in 1941 that Mishkon was able to begin the design and construction of the present building. Construction was halted due to the war and was finally completed in 1948. Financial constraints and the effects of war influenced design considerations. Tiles in the kitchen are mismatched; they were bought as remainders. The seats in the sanctuary are actually movie theater seating

The parallels of the two communities, the Afro-American community founding the Baptist Church and Temple Mishkon Tephilo bringing the Jewish community together are striking. Both began in 1906. Both share a history of exclusion, a congregation of the working class, and limited opportunities to buy homes, limited areas of Los Angeles where they can live due to restrictive covenants and because of racial discrimination.

Members of the First Baptist contributed their labor in the building of the Church. Members of Mishkon served as contractors and provided materials and labor to their project.
Church life and the community continued in the move to the new church completed in 1968. Faith was affirmed, organizing events and being a central place for the Venice participation and support of the Civil Rights movement are significant and identifying characters of the modern history of the Church. As it is documented, Jews participated in significant ways to the movement to end the long-entrenched discrimination of the Afro-Americans and I am sure that Mishkon Tephilo did as well.

The coming together and support of each other is yet to be written but at the opening of Mishkon's new synagogue Reverend Lester Hearn, pastor of the 1st Baptist Church joined the procession carrying the Torah scrolls into their new home. Imagine the pride and joy of this community to enter their house of worship after what they had gone through, the destruction of the Jewish world during the war. In their dedication book, they rightly proclaimed "The long dream of a group of courageous people had come true." And the presence of the Reverend speaks of the support of the two communities.

The pride and sense of accomplishment was the same in 1968 as the community opened the doors to their new place of worship.

Together the histories of Mishkon Tephilo and the First Baptist Church contribute a dynamic picture of the religious life of early Venice life and the importance that these communities served in the religious and social life of the struggles that these disenfranchised groups experienced.

The history of Mishkon Tephilo is not complete without the history of the First Baptist Church documented and acknowledged.

Planning CHC <chc@lacity.org>

PROPOSED HCM: HOWARD HUGHES HEADQUARTERS. CASE NO.: CHC-2018-3614-HCM / ENV-2018-3615-CE

1 message

Aegis Fate <tirpitz7@msn.com> Wed, Jun 2, 2021 at 2:37 PM
To: "chc@lacity.org" <chc@lacity.org>
Cc: "afine@laconservancy.org" <afine@laconservancy.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "nithya.raman@lacity.org" <nithya.raman@lacity.org>, "contactCD4@lacity.org" <contactCD4@lacity.org>, "Meg.Healy@lacity.org" <Meg.Healy@lacity.org>, "mashael.majid@lacity.org" <mashael.majid@lacity.org>, "artdeco@adsla.org" <artdeco@adsla.org>

Dear Cultural Heritage Commission,

I am writing to express my support for the Art Deco Society of Los Angeles's nomination of the Howard Hughes Building (7000 Romaine in Hollywood) as a Cultural Heritage Monument in the City of Los Angeles. It meets the criteria for an HCM. The building is an intact example of Art Deco architecture, is connected with the famous film producer and aviator Howard Hughes and is a contributor to Hollywood's Industrial District.

The Art Deco Society of Los Angeles believes that the owner is a good steward of the building, but it must be protected beyond its current ownership.

I was fortunate enough to view this gorgeous building when I was last in Los Angeles. This building, along with a number of other Art Deco structures, are a draw for architectural enthusiast like myself. Los Angeles is intrinsically connected to Art Deco and the glamour of old Hollywood so for fans of this particular style, LA is a must-see destination. The supply of Art Deco structures is finite and unfortunately, it continues to dwindle. The tragic case of the Mole-Richardson Building comes to mind. Your city has a wealth of Art Deco structures, perhaps more so than any other city on the west coast. It is a cultural asset that should not be squandered away.

Thank you for your consideration.

Sincerely,

Brandenn Torkelson

3512 NE 134th St

Seattle, WA 98125

Planning CHC <chc@lacity.org>

Letter of support for Fairfax Theatre Historic Cultural Monument CHC-2021-3836-HCM / CEQA: ENV-2021-3838-CE

1 message

helen.pencraft@gmail.com <helen.pencraft@gmail.com> Wed, Jun 2, 2021 at 9:29 PM
To: chc@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, paul.koretz@lacity.org, debbie.dynerharris@lacity.org, daniel.skolnick@lacity.org, rob.fisher@lacity.org, artdeco@adsla.org

Dear Commissioners,

Please support the Fairfax Theatre's Historic Cultural Monument application.

New information discovered since the previous nomination of the Fairfax Theatre provides further evidence that substantiates it's significance in the development of the Fairfax District. When it opened in 1930, it was one of the most significant buildings in the Beverly-Fairfax neighborhood and it became the center of the developing neighborhood's social life, both as a venue for entertainment, and as a center for the local Jewish community. The first Jewish delicatessen, the first kosher meat market, and the first Jewish bakery on Fairfax Avenue were all located in the theater building, which predates the arrival of Canter's by 23 years.

In addition to its cultural and historic significance, the Fairfax Theatre is also an architecturally significant building because it is an example of Art Deco architecture, and its location marks the southern entrance into the Fairfax commercial corridor.

The preservation of this building would serve as a monument to the many Jewish families who found refuge in the Beverly-Fairfax neighborhood for generations.

There is significant value in landmarking this architecturally and culturally significant and historic building in Los Angeles. It is also in the public interest to preserve historic buildings as a legacy of the past, so they can continue to enrich the cultural and historic and architectural heritage of this beautiful city for current and future generations of Angelinos.

Please save and landmark this building.

Sincerely,

Helen Chtourou