

Date : 4/13/2020 4:35:25 PM
From : "Erik Van Breene"
To : "jason.mccrea@lacity.org"
Cc : "Adrian Fine"
Subject : Hollywood & Wilcox Project DEIR Comments
Attachment : Hollywood_Wilcox-DEIR-LAC_Comments-Sent-2020.04.13.pdf;

Mr. McCrea,

Please find the Los Angeles Conservancy's Hollywood & Wilcox Project DEIR comment letter attached to this email.

Best,
Erik

Erik Van Breene

Preservation Coordinator

Los Angeles Conservancy

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April 13, 2020

Submitted electronically

Jason McCrea
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012
Email: jason.mccrea@lacity.org

Re: Hollywood and Wilcox Project, 6430-6440 West Hollywood Boulevard and 1624-1648 North Wilcox Avenue, Los Angeles, CA 90028, Draft Environmental Impact Report, ENV-2016-3177-EIR

Dear Mr. McCrea,

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Hollywood and Wilcox Project (Project) Draft Environmental Impact Report (DEIR). The Conservancy, along with Hollywood Heritage, has long been active in protecting and advocating for the historic resources within the National Register-listed Hollywood Boulevard Commercial and Entertainment District where the proposed Project is located.

The Project, as stated in the DEIR will include a 15-story mixed-use building along Wilcox Avenue. New construction will comprise 260 multi-family residences, as well as office and commercial space. In addition to the mixed-use tower along Wilcox Avenue, the Project proposes to construct a new building at 6430-6438 West Hollywood Boulevard, thereby introducing new infill construction within the National Register-listed historic district. The final component of the Project includes the rehabilitation of the historic Attie Building located on the southeast corner of Hollywood Boulevard and Wilcox Avenue.

I. Rehabilitation of the Attie Building

The Conservancy greatly appreciates the Project team's commitment to rehabilitate the district contributor Attie Building. Constructed in 1931 in the Art Deco Style, the Attie Building is a contributor to the National Register-listed historic district under criterion C/3/3 for architecture with a period of significance of 1931-1939.



The mural, painted on the west façade has been found to be potentially significant as a subsequent alteration, one of the oldest and last surviving murals in Hollywood from the early 1980s. The *You Are A Star* mural was painted in preparation for the 1984 Summer Olympics.

As stated in DEIR the Attie Building will be rehabilitated in conformance with the *Secretary of the Interior Standards for Rehabilitation*. We strongly believe it is necessary for the Project team to submit a historic preservation plan for review and approval by the Office of Historic Resources before construction begins. A detailed plan will provide the applicant with a comprehensive guide for rehabilitation work ensuring full compliance with the *Secretary's Standards*.

II. Conclusion

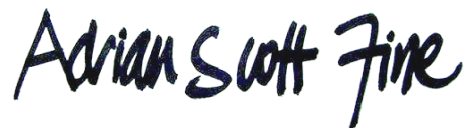
In conclusion, the Conservancy feels it necessary for the Applicant to have a completed and approved historic preservation plan before the rehabilitation of the Attie Building begins. As development continues in and around the National Register Hollywood Boulevard Commercial and Entertainment District, it is vital to protect the district's resources that help convey the Boulevard's feeling and setting. It is essential to find the appropriate balance between new construction and the historic built environment. The Conservancy encourages the applicant to contact us so that we may work together in conjunction with Hollywood Heritage to achieve a project outcome that is sensitive to the surrounding historic environment.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Director of Advocacy

