

**DEPARTMENT OF
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES
221 N. FIGUEROA STREET, SUITE 1350
LOS ANGELES, CA 90012-2639

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL M. KENNARD
VICE PRESIDENT

PILAR BUELNA
DIANE KANNER
BARRY A. MILOFSKY

COMMISSION OFFICE
200 N. SPRING STREET, ROOM 272
LOS ANGELES, CA 90012-4801
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

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January 16, 2020

Frank Bush, General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa Street
Los Angeles, CA 90012

**RE: WEINBERG RESIDENCE, 100-112 NORTH DELFERN DRIVE; 111 NORTH
BARODA DRIVE; 10141 WEST SUNSET BOULEVARD**

The Cultural Heritage Commission requests your assistance in code enforcement for the property located at 100 Delfern Drive in Holmby Hills, which was recently considered by the Commission for Historic-Cultural Monument status. Built in 1938 for construction executive Charles Weinberg, this residence was designed by master architect Paul R. Williams in the Early American Colonial Revival architectural style. In subsequent years, the property was home to a number of prominent people in the entertainment industry including Audrey Hepburn, Frank Sinatra and Mia Farrow, and actress and socialite Eva Gabor. In addition, 20th Century Fox producer Emanuel Maurice "Buddy" Adler resided at the property with his family for approximately 10 years, from 1950-1960, during which time he produced the multiple Oscar-winning 1953 film *From Here to Eternity* and was awarded several top accolades for his lifetime achievement in motion pictures.

This property deserved to be fully considered by the Cultural Heritage Commission as a Historic-Cultural Monument. However, unfortunately, preemptive partial demolition removed many of the historic, character-defining features of the property and the Commission never had the opportunity to properly review the merits of the nomination. The process by which the Commission operates was circumvented.

On September 6, 2019 and September 10, 2019, the City Council, acting upon a motion by Councilmember Paul Koretz, initiated consideration of the subject property as a potential Historic-Cultural Monument. A demolition permit had been applied for, but the City Council's action placed an immediate hold on all building permits.

Under the City's Cultural Heritage Ordinance, Los Angeles Administrative Code Section 22.171 et seq., once a property is taken under consideration no work shall take place on

the property while the nomination is being considered. After the nomination was initiated, the owner proceeded to have the hazardous abatement contractor alter the property by removing significant, historic features of the main house, including the front façade, front portico, roofing, rear porch and windows. When the Commission Committee toured the property on October 10, 2019, many of these elements were laying in a pile of rubble. It is important that a loophole in the process be closed that allowed hazardous abatement work to proceed while no work should have taken place at the property. Hazardous abatement work should require a building permit. This owner took advantage of the fact that such work does not need approval by the building department, which allowed this situation to occur.

The Cultural Heritage Commission respectfully requests that the Department of Building and Safety do everything in its power and duty to enforce the provisions of the Cultural Heritage Ordinance to prevent preemptive demolition of properties under consideration for historic designation from occurring in the future. We also request that the Department vigorously follow-through with any and all available code enforcement for the egregious violation of the Cultural Heritage Ordinance at the subject property.

Furthermore, we request that you work closely with our staff and the City Attorney to develop new penalties for unpermitted demolition or substantial alteration of historic resources to sufficiently deter property owners from considering such actions. Although the Commission ultimately decided to not recommend designation of the Weinberg Residence, we were unable to fully evaluate the property on the merits of the criteria due to the unpermitted partial demolition work that took place on the property.

Sincerely,

Richard Barron, President
Cultural Heritage Commission

- c. Honorable Mayor Eric Garcetti
Honorable Councilman Paul Koretz
Michael N. Feuer, City Attorney
Vincent P. Bertoni, Director of Planning