



William Lamborn <william.lamborn@lacity .org>

Let's Save the Lytton Savings Bank Building

1 message

Carl Ripaldi <ripaldi2001@yahoo.com>

Mon, Oct 24, 2016 at 4:14 PM

To: william.lamborn@lacity.org

Dear Mr. Lamborn:

As you know, I have on numerous occasions written and presented comments in support of the preservation of the Lytton Savings Bank Building. I have just finished sending letters to all the City councilmen on your Committee requesting their support of the designation of this wonderful Mid-Century Modern architectural gem as a Los Angeles Historic Cultural Monument.

The building which features a pre-cast concrete panel pleated roof is the only one of its kind along the entire stretch of Sunset Blvd from downtown to the beach! It provided a drive through teller service, a unique feature and excellent example of LA's Mid-Century Car Culture. It retains its architectural integrity. It is a significant example of our architectural heritage and should be preserved.

The building epitomizes the LA of Marilyn Monroe and the Beach Boys, a wonderful period of optimism and exuberance in the history of our City. For that alone it merits preservation.

While The Environmental, Beautification and Preservation Chair of the HHWNC, I obtained their vote to support its preservation. Now I am asking you and your Committee to preserve it for future generations. I guarantee that appreciation for its design and significance will only increase as time goes on.

I am a great fan of Frank Gehry and believe he can design a beautiful complex for this site while preserving this wonderful building.

Sincerely yours,

Carl Peter Ripaldi
Director WHCA
Member of Hollywood Heritage Preservation Committee

Sent from my iPad



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Support Letter from Geoffrey Haba

1 message

Geoffrey Haba <geoffhaba@gmail.com>

Mon, Oct 24, 2016 at 4:27 PM

Reply-To: geoffhaba@gmail.com

To: william.lamborn@lacity.org

Dear Representative,

As a nearby resident and someone invested in seeing positive change in our community, **I fully support the Frank Gehry-designed plans for 8150 Sunset**. On top of the incredible vision and design, I think this project is one that has responded to the community's comments and needs in a number of ways.

I support the project in general but am particularly excited about the following features:

SITE IMPROVEMENT:

The plans for 8150 Sunset represent a tremendous upgrade for the property. In the place of a mini-mall, drive-through fast-food restaurant, and a bank will be a mixed-use development with street-level retail and a mix of much needed housing on the floors above. It adds new units, including on-site affordable housing, to the housing stock without taking any away. And it all comes in a spectacular design by Frank Gehry, the world's pre-eminent architect.

GREEN DEVELOPMENT:

By certifying 8150 Sunset as an Environmental Leadership Development Project, Gov Brown has ensured that we will be getting the greenest possible project. The criteria for ELDP status are stringent and guarantee that this project will have no net new greenhouse gas emissions and be built to LEED Silver standards at a minimum. Sustainable development is the responsible way to plan for our future. The 8150 Sunset project will be the epitome of a green project, creating a lower carbon footprint than what is on the property today and less than most new developments.

Overall, the 8150 Sunset project has dramatically improved since first being introduced. From the architectural design to the program proposed for the mixed-use development, its elements have been thoughtfully revised in response to community input. The results will dramatically improve the area while comfortably fitting into its surroundings.

The design by Pritzker Prize-winning architect Frank Gehry, which greatly reduces the massing and scale of the project from its original iteration, is truly iconic architecture worthy of this vital gateway site.

The size of the project's commercial component, which is the highest traffic-generating element of the project, has been reduced.

And the amount of parking proposed has been increased, bringing the number of total spaces to more than what is required by code.

These revisions are victories for the neighborhood and reflective of how this developer has been so responsive.

Altogether, 8150 Sunset is a terrific project that will bring an unmatched level of investment and architecture to this neighborhood, in the process not just boosting this portion of the city but all of LA.

I support this project, and I urge you to support it with me.

The architectural work is the best thing on the planet.

Sincerely,

Geoffrey Haba

geoffhaba@gmail.com

1340 N Poinsettia Pl# 412 90046



William Lamborn <william.lamborn@lacity .org>

8150 SUNSET BLVD./CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

1 message

Lynn Russell <lenabydesign@mac.com>

Mon, Oct 24, 2016 at 5:25 PM

To: william.lamborn@lacity.org

LYNN RUSSELL
ART.ANTIQUES.DESIGN
lenabydesign@mac.com
1360 North Crescent Heights Blvd., Suite 6-C
Los Angeles, California 90046
Phone [323.850.8689](tel:323.850.8689)
Fax [323.650.5307](tel:323.650.5307)

 **8:3:16_LYTTON_SAVINGS_CHC_HEARING.pdf**
45K

L Y N N R U S S E L L
A R T . A N T I Q U E S . D E S I G N

October 24, 2016

CULTURAL HERITAGE COMMISSION
OFFICE OF HISTORIC RESOURCES
LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 559
LOS ANGELES, CA. 90021

RE: 8150 SUNSET BLVD./LYTTON SAVINGS BANK
CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

Dear Council Members,

The Cultural Heritage Commissioners Commissioners unanimously approved landmark status for this worthy structure.

It would be hard to not find inspiration in Modern Masters Award recipient Kurt Meyer's elegant Mid-Century Lytton Savings Bank building on Sunset Boulevard. The uniquely articulated elements are timeless and one simply cannot find another one like it.

Preservation of this transformative jewel box of a building is not only important but presents a unique opportunity to be included in the greater continuing architectural language of the area's development. Such sensitivity is more often embraced in the UK and Europe notably John McAslan+Partners renovation including re-use, restoration and new build of London's King's Cross Station. Beverly Hills has the Wallis Annenberg Center as an addition to the original classical post office and likewise the Marion Davies Guest House in Santa Monica is incorporated into the Annenberg Community Beach House.

1360 NORTH CRESCENT HEIGHTS BOULEVARD, LOS ANGELES, CA. 90046
SUITE 6-C
lenabydesign@mac.com
323.850.8689

L Y N N R U S S E L L

A R T . A N T I Q U E S . D E S I G N

When challenges like this are skillfully handled, the benefits forever go to the community as its fabric remains in tact along with a sense of place important to every resident and every visitor. The setting and scale of the project should never be overridden by the name and presumed importance of any architect as it may inadvertently create a lasting collateral aesthetic dissonance. 8150 Sunset Blvd. is a chance to turn the corner with appropriate consideration of our treasured buildings and development opportunities.

Lytton Savings is a remarkable, elegant low profile structure which is fully capable of inspiring development of the entire property in a manner in which acceptable height and mass are compatible with the context of the setting. Under those terms a graceful gateway at the border of West Hollywood and Hollywood would emerge in keeping with the highly treasured diverse National, State and Local Historic buildings and multiple Historic Districts immediately adjacent.

The authenticity of the Los Angeles architectural and cultural story will be strengthened by architects that provide an accurate visual dialogue rather than erasing it at the hands of development without social responsibility. It is your obligation as council members to recognize and engage this type of high road vision. While some may skillfully attempt to talk you past achieving a higher standard, I urge you to focus on this pivotal approach to preservation and development not on that offered by proponents of the easier low road because it may be “in the way”. There is an opportunity here to reach a new standard in granting designation on the outstanding merits of the Lytton Savings Building itself and guiding this project in its proper context. As Bart Lytton stated he had “an obligation to serve the community with timeless architecture” and through the hands of Kurt Meyer, he did. You individually and collectively now have that same obligation to serve the community and constituents you represent for the present and future generations of Los Angeles.

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SUITE 6-C

lenabydesign@mac.com

323.850.8689

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A R T . A N T I Q U E S . D E S I G N

Sincerely,

Lynn Russell

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lenabydesign@mac.com
323.850.8689



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Marie-Paule Goislard <mariepaule@earthlink.net>

Mon, Oct 24, 2016 at 5:53 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org

Please add to record. File No. 16-1074 CD 4

October 24, 2016

RE: 8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT72370-CN-1A; CHC-2016-2522-HC

Dear Councilmember ,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is obvious from the many recommendations for this HCM that this building by Architect Kurt Meyer is a great example of the unique mid-century architecture of Los Angeles. It is very much a part of the city's heritage and should be preserved.

The HCM nomination of this landmark building is supported by:

- CD4 Councilperson David Ryu, whose district includes Lytton Savings/8150 Sunset
- Cultural Heritage Commission (CHC) – unanimously voted in support of the HCM
- Office of Historic Resources (OHR) recommended to declare the property a HCM
- SurveyLA as eligible for historic listing on the National, State and Local levels—featured on the cover of the report for the Hollywood area
- It has strong support from the L.A. Conservancy
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

All of the parties agree to the HCM designation, including Townscape Partners, the developer of the property, as clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Marie-Paule

marie-paule goislard

1639 Baxter Street, Los Angeles CA 90026

[323-661-0610](tel:323-661-0610)



William Lamborn <william.lamborn@lacity.org>

8150 SUNSET BLVD./LYTTON SAVINGS BANK//CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

1 message

Lynn Russell <lenabydesign@mac.com>

Mon, Oct 24, 2016 at 6:19 PM

To: councilmember.ryu@lacity.org

Cc: william.lamborn@lacity.org

Dear Council Member Ryu,

While I appreciate your willingness to stand up against a poorly massed and scaled project at 8150 Sunset Boulevard, shared gateway between Los Angeles and West Hollywood, I wanted to emphasize a different approach that may be applied to this and future developments where appropriate.

Rather than making concessions on projects driven by maximum revenues that often lack the foresight of fitting into the context of the Los Angeles architectural and cultural story, planning decisions should rightfully provide accurate visual dialogue that are not dependent on "the eraser" or compromises to the physical and human infrastructure in any given area. Designated Cultural Heritage structures afford everyone involved an opportunity to change the dynamic to one with greater social and community responsibility. New thinking, exemplified by existing projects in Beverly Hills, Santa Monica and Europe noted in the attached letter, bring about a lasting higher quality result that begins at a different starting point. Problem solving is a responsibility of an architect but is not necessarily in the forefront of the developer's thinking. There are no long term benefits from short cuts via special exceptions and privileges. With everything on the table, a more harmonious outcome is assured that fits within originally designed planning guidelines.

Many of my professional architectural colleagues, members of the immediate community and myself invested in the outcome of this development would be happy to offer insight and support to you as you traverse this project. 8150 Sunset can be a pivotal opportunity for you to spearhead which would align resources through a different approach. In the end the developer may have an easier path towards its goal, spend their resources in a meaningful direction and the entire community realizes a more fruitful benefit.

Sincerely,

Lynn Russell

LYNN RUSSELL
ART. ANTIQUES. DESIGN
lenabydesign@mac.com
1360 North Crescent Heights Blvd., Suite 6-C
Los Angeles, California 90046
Phone [323.850.8689](tel:323.850.8689)
Fax [323.650.5307](tel:323.650.5307)

10/26/2016

City of Los Angeles Mail - 8150 SUNSET BLVD./LYTTON SAVINGS BANK//CASE VTT723700-CN-1A; CHC-2016-2522-HCM



8:3:16_LYTTON_SAVINGS_CHC_HEARING.pdf

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L Y N N R U S S E L L
A R T . A N T I Q U E S . D E S I G N

October 24, 2016

LOS ANGELES CITY COUNCIL
PLUM COUNCIL
LOS ANGELES DEPARTMENT OF CITY PLANNING
200 N. SPRING ST., ROOM 350
LOS ANGELES, CA. 90021

RE: 8150 SUNSET BLVD./LYTTON SAVINGS BANK
CASE VTT-723700-CN-1A; CHC-2016-2522-HCM

Dear Council Members,

The Cultural Heritage Commissioners Commissioners unanimously approved landmark status for this worthy structure.

It would be hard to not find inspiration in Modern Masters Award recipient Kurt Meyer's elegant Mid-Century Lytton Savings Bank building on Sunset Boulevard. The uniquely articulated elements are timeless and one simply cannot find another one like it.

Preservation of this transformative jewel box of a building is not only important but presents a unique opportunity to be included in the greater continuing architectural language of the area's development. Such sensitivity is more often embraced in the UK and Europe notably John McAslan+Partners renovation including re-use, restoration and new build of London's King's Cross Station. Beverly Hills has the Wallis Annenberg Center as an addition to the original classical post office and likewise the Marion Davies Guest House in Santa Monica is incorporated into the Annenberg Community Beach House.

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Lytton Savings is a remarkable, elegant low profile structure which is fully capable of inspiring development of the entire property in a manner in which acceptable height and mass are compatible with the context of the setting. Under those terms a graceful gateway at the border of West Hollywood and Hollywood would emerge in keeping with the highly diverse National, State and Local Historic buildings and multiple Historic Districts immediately adjacent.

The authenticity of the Los Angeles architectural and cultural story will be strengthened by architects that provide an accurate visual dialogue rather than erasing it at the hands of development without social responsibility. It is your obligation as council members to recognize and engage this type of high road vision. While some may skillfully attempt to talk you past achieving a higher standard, I urge you to focus on this pivotal approach to preservation and development not on that offered by proponents of the easier low road because it may be “in the way”. There is an opportunity here to reach a new standard in granting designation on the outstanding merits of the Lytton Savings Building itself and guiding this project in its proper context. As Bart Lytton stated he had “an obligation to serve the community with timeless architecture” and through the hands of Kurt Meyer, he did. You individually and collectively now have that same obligation to serve the community and constituents you represent for the present and future generations of Los Angeles.

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Sincerely,

Lynn Russell

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William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

betticat . <senoritabb@gmail.com>

Mon, Oct 24, 2016 at 9:13 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org, sharon.dickinson@lacity.org, afine@laconservancy.org

Dearest Plum Committee members and Planning Assistant Lamborn,

I ask you to consider a Historic-Cultural Monument nomination for the Lytton Savings/Chase Bank building. It meets the HCM criteria and would preserve a monument to mid century design that Los Angeles is so known for.

The optimism of mid century design and its thoughts to bring the future in to a tactile interpretation continues to invigorate the eye to this day .

We need to preserve these buildings through adaptive reuse and blend both the past and the future of Los Angeles as we know it. If the city is unable to provide reasoning as to why the two proposed preservation alternatives are inviable.

Additionally, adaptive reuse allows the city to retain its commitment to being environmentally responsible by reducing the environmental impacts that result in tearing down just to build again.

Best,
Bridget Bojorquez
Long Beach, California



William Lamborn <william.lamborn@lacity .org>

Please preserve Lytton Bank

1 message

jeromecleary@aol.com <jeromecleary@aol.com>

Tue, Oct 25, 2016 at 1:06 AM

To: Jeromecleary@aol.com

Please add to the record. File No. 16-1074 CD 4

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is obvious from the many recommendations for this HCM that this outstanding Mid-Century Modern building by Master Architect Kurt Meyer is of vital importance to the history of Los Angeles.

The HCM nomination of this landmark building is supported by:

CD4 Councilperson David Ryu, whose district includes Lytton Savings/8150 Sunset

Cultural Heritage Commission (CHC) – unanimously voted in support of the HCM

Office of Historic Resources (OHR) recommended to declare the property a HCM

SurveyLA as eligible for historic listing on the National, State and Local levels—featured on the cover of the report for the Hollywood area

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All of the parties agree to the HCM designation—even Townscape Partners, the developer of the property, as clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Jerome Cleary cell [310 920-2424](tel:3109202424)

Resident of Los Angeles County and the City of West Hollywood



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Joan Adler <jmadler@pacbell.net>

Tue, Oct 25, 2016 at 8:09 AM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org

Please add to the record. File No. 16-1074 CD 4

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It has strong support from the L.A. Conservancy

The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard.

All of the parties agree to the HCM designation—even Townscape Partners, the developer of the property, as clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The endorsements attest to the significance of the building, its Mid-Century modern architecture, the architect and its historic integrity.

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Additionally, it is important to understand that there are many issues with the existing proposal:

*Vote NO on 8150 Sunset

*Intersections are already gridlocked with traffic and classified a "F" - Fail.

*This location is almost 2 miles away from the closest subway with very limited public transit at night.

*The height (at 188-234 feet) is 18 to 22 stories, much too tall for this area, and severely out of scale with all surrounding neighborhoods.

*Save Lytton Savings Bank and make it a Cultural, Historic Monument!

*8150 Sunset is directly at the base of Laurel Canyon.

*It is a very low-rise historic area, very close to historic single family neighborhoods along Sunset Blvd including Spaulding and Sunset Squares.

*We do not have the resources or infrastructure to accommodate this entertainment/tourist venue at this location. You are well aware of the recent issues with water lines and sewer in addition to electrical limitations in the feeds to the neighborhood. There are no considerations to correct these issues to accommodate the increase volume of use that this project will generate.

The fabric of the neighborhood will be compromised by this ill conceived development.

Thank you for your consideration of recognizing the desires of your constituents.

Sincerely,

Joel & Joan Adler

1445 N. Genesee Ave.

Spaulding Square



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Morgan Jaybush <morgan@omgivning.com>

Tue, Oct 25, 2016 at 9:00 AM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, william.lamborn@lacity.org

Cc: councilmember.ryu@lacity.org, sharon.dickinson@lacity.org, Adrian Fine <afine@laconservancy.org>

Dear Councilmembers,

I am writing to you to in support of the pending Historic-Cultural Monument nomination of the Lytton Savings bank at 8150 Sunset Blvd. The City of Los Angeles has long had an unfortunate history and reputation for tearing old buildings down in favor of the new even at this very site. We are currently in a period of such exciting growth in our city and we should do everything we can to support new exciting projects, but not at the expensive of our diverse existing city fabric. In a city that is largely built on the strength of Arts and Culture it is astounding that we do not also recognize the value of important works of Architecture.

As you are well aware, Lytton Savings is historic and meets the HCM designation criteria. Two distinct preservation alternatives have been evaluated, but no substantial evidence or analysis has been provided by the City or applicant to demonstrate why adaptive reuse of Lytton Savings would be infeasible or in viable. The preservation alternatives would meet the majority of the proposed project's objectives, as well as reduce environmental impacts. A win-win outcome that would retain the building is possible; it would allow a substantially similar project that would not violate the California Environmental Protection Act (CEQA) to move forward.

I urge you to please support monument status of this building and to help us stop the tradition in Los Angeles of tearing everything down! We can still build amazing new buildings all over the city while preserving our incredible and important resources at the same time!

Morgan Sykes Jaybush, LEED AP

omgivning
architects interior designers urbanists

724 S. Spring St., Suite 501

Los Angeles, CA 90014

Office: 213.596.5602

Cell: 323.687.8065

<http://omgivning.com>





William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

jill croce <j_croce@hotmail.com>

Tue, Oct 25, 2016 at 9:00 AM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear Plum Committee ,

I urge you to confirm the HCM nomination of 1960 Modernist Lytton Savings (currently Chase Bank) and save the property. Lytton Savings is historic and meets the HCM designation criteria. The property is an important as a significant example of postwar-era bank design in Los Angeles. It should be preserved and not demolished.

- Lytton Savings is historic and meets the HCM designation criteria
- Two distinct preservation alternatives have been evaluated, but no substantial evidence or analysis has been provided by the City or applicant to demonstrate why adaptive reuse of Lytton Savings would be infeasible or inviable
- The preservation alternatives would meet the majority of the proposed project's objectives, as well as reduce environmental impacts
- A win-win outcome that would retain the building is possible; it would allow a substantially similar project that would not violate the California Environmental Protection Act (CEQA) to move forward

Los Angeles is losing too many cultural monuments. Once these structures are lost they cannot be replaced. This frenzy to demolition and build new is ruining the fabric of our city. Billions of dollars are spent on tourism in Europe each year, so people can visit its rich culture. We are a young country, but will never achieve any sense of history if we do not preserve what we have today.

Thank you for your consideration,

Jill Croce

Chase Knolls - Los Angeles Historic-Cultural Monument #683

13431 Riverside Drive

Sherman Oaks, CA 91423



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Kate Wolf <kaylameloni@gmail.com>

Tue, Oct 25, 2016 at 12:35 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org
Cc: councilmember.ryu@lacity.org, sharon.dickinson@lacity.org, afine@laconservancy.org

Dear members of the Plum Committee and Planner Lamborn,

I'm writing to express my strong support for the preservation of the Lytton Savings/Chase Bank at 8150 Sunset Blvd. This is a wonderful and important example of the mid-century architecture Los Angeles is known for; and the vote by the Cultural Heritage Commission last month to nominate the building as a Historic Cultural Monument only confirms this further. Since there is a clear path for the preservation of the bank that would not disrupt Townscape Partners plans for the redevelopment of the site, I can think of no reason other than negligence why this building should not be saved. I urge you to protect the distinctive architecture that makes Los Angeles a special place to live and a significant city to visit both by scholars and tourists alike. We should not let new development erase the distinctive landscape of the city, especially when there is a clear alternative that makes room for both.

The sad irony is that, as Los Angeles now is written about almost daily in our national newspapers as desirable place to live and visit, the very buildings that make it unique seem to be threatened more than ever. Please protect our cultural heritage and do not allow for the demolition of this building.

Best Regards,
Kate Wolf
5031 Meridian St.
Los Angeles, CA
900042
[646-812-7500](tel:646-812-7500)



William Lamborn <william.lamborn@lacity.org>

PLUM mtg 10/25/16- 8150 Sunset Items #12,13 and 14 (Council files: 16-101 1, 16-1011-S1, 16-1074)

1 message

Shain Sylvie <spacestashain@yahoo.com>

Tue, Oct 25, 2016 at 1:43 PM

Reply-To: Shain Sylvie <spacestashain@yahoo.com>

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
 Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, Julia Duncan <julia.duncan@lacity.org>, Sharon Dickinson <sharon.dickinson@lacity.org>

Dear honorable members of the PLUM committee,

In the words of Ada Louise Huxtable, a venerable architecture critic and journalist:

“We will probably be judged not by the monuments we build, but by those we have destroyed.”

Huxtable was a staunch advocate for the preservation of New York City's beloved original Penn station- an architectural gem that fell prey to the development boom of the 1960s-and the loss of which continues to be mourned to the present day, and which gave rise to the architectural preservation movement and local and national landmarking laws which we have to identify and protect our architectural and cultural landmarks.

Los Angeles finds itself at the epicenter of another development boom. And we, citizenry and elected officials, must recognize that we have a responsibility to future generations of Angelenos, as we are the stewards and the protectors of this city's architectural legacy. We must look at the decisions we make now through the lens of what people 100 years from now would say about those decisions.

It is in that spirit that I ask you to give great consideration to the architectural and cultural significance of the Lytton Savings bank designed by renown architect, Kurt Meyer- the designation of which is before you today. I ask you to please recognize its significance, as it has been well documented in its application and by the testimony of the public and comments made by the Cultural Heritage Commissioners, when they unanimously voted in favor of historical designation. I ask you to consider this designation, independently of the proposed project for the site, because the clout of the developers and architect behind that project should not obfuscate the merit of this historical designation.

As we move into the future, it is critical that we do not pit new against old in a continual either/or scenario, but rather, that we recognize the opportunity for historical structures to be adapted into new development projects. According to the EIR for the proposed project at 8150 Sunset, there were two proposals that would allow for inclusion of the historic Lytton Savings structure into the new development that were not fully investigated. The architectural value that this accordion-shaped modern structure already holds in present day is significant...what will future generations say when they find out that there could have been a way to preserve the building and incorporate it into a new development, but that we simply chose not to?

This is a compelling example of the possibility that exists when there is good will. “Where there is will, there is a way”. We already know there is a way. Now we just need the political will. I ask the members of this

committee to add your support to that of Councilmember Ryu, and please vote in favor of the historical designation of Lytton Savings bank at 8150 Sunset and recommend that the project applicant and planning department work to put forward a proposal that incorporates and protects this architectural gem for future generations to appreciate.

Respectfully,
Sylvie Shain



William Lamborn <william.lamborn@lacity .org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

danny@dannyhellerart.com <danny@dannyhellerart.com>

Tue, Oct 25, 2016 at 2:17 PM

Reply-To: danny@dannyhellerart.com

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

Dear PLUM committee and other parties,

I'm writing today to request your consideration in preserving the Lytton Savings/Chase Bank currently under threat of demolition and an item on today's PLUM meeting agenda. The best way to lend your support is voting to nominate it an Historic Cultural Monument (HCM) to ensure proper procedures are followed for development at this site. I am not opposed to development at the location, but I strongly object to the needless demolition of a historic building when clear preservation alternatives are available. These alternatives show how the building could otherwise be integrated and reused as part of the overall design. I would like to see everyone - development committee, LA Conservancy representatives - work together to achieve a win-win solution for the site. So again, please consider the overwhelming HCM designation criteria displayed and help save this iconic example of 1960s Modernism. Once it's gone, it's gone for good.

Thank you.

Best regards,
Danny Heller



William Lamborn <william.lamborn@lacity .org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Jesús Hermosillo <chuy90023@gmail.com>

Tue, Oct 25, 2016 at 3:21 PM

To: councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org

Cc: sharon.dickinson@lacity.org, Adrian Fine <afine@laconservancy.org>, william.lamborn@lacity.org

Dear Councilmen:

Please save the old Lytton Savings bank building! Please help us break with LA's unfortunate record of ignoring the historic and cultural value of our built environment in the name of uncritical development. Responsible, profitable development in our dynamic, growing city is completely possible while also meeting the broader goals of a diverse, multifaceted urban society, such as securing good jobs, affordable housing and the preservation of our cultural patrimony

The Lytton Savings building---which meets our city's criteria for HCM designation---represents a great example of how multiple goals can be reached at once, including minimizing the project's ecological footprint (which is always smaller when we choose to preserve and reuse over destroying and rebuilding).

I regret not being able to attend today's hearing but, as a proud Angeleno excited to witness his city's building boom, I'm also hoping to see our maturation into a world-class city proud of its history while embracing the future.

Sincerely,

Jesus Hermosillo
116 1/2 S Catalina St
Los Angeles CA 90004



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM

1 message

Alexander King <avking@live.com>

Tue, Oct 25, 2016 at 3:27 PM

To: "william.lamborn@lacity.org" <william.lamborn@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "councilmember.englander@lacity.org" <councilmember.englander@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>
Cc: "councilmember.ryu@lacity.org" <councilmember.ryu@lacity.org>, "sharon.dickinson@lacity.org" <sharon.dickinson@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

The Lytton Savings bank building is an important part of Los Angeles history and should be preserved and incorporated into the new development.

Like countless elementary school students in the 1960s and '70s, I went on vividly memorable field-trips to the Lytton Science Center that was housed in the building's bottom story. The architecture and impression of the place engendered the possibilities and expansiveness that lay ahead of us and Los Angeles.

I additionally agree with the L.A. Conservancy and others that :

- Lytton Savings is historic and meets the HCM designation criteria.
- Two distinct preservation alternatives have been evaluated, but no substantial evidence or analysis has been provided by the City or applicant to demonstrate why adaptive reuse of Lytton Savings would be infeasible or in viable.
- The preservation alternatives would meet the majority of the proposed project objectives, as well as reduce environmental impacts.
- A win-win outcome that would retain the building is possible; it would allow a substantially similar project that would not violate the California Environmental Protection Act (CEQA) to move forward.

--Alexander King

Los Angeles (Mar Vista)



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM File No. 16-1074 CD 4

1 message

Tamara Bergman & Michael Schwartz <sbsierra@gmail.com>

Tue, Oct 25, 2016 at 4:43 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, David Ryu <councilmember.ryu@lacity.org>

Dear Councilmember,

I urge you to take action on Tuesday October 25th to approve the recommendation to include the Lytton Savings building at 8150 Sunset Blvd in the list of Historic-Cultural Monuments (HCM).

It is obvious from the many recommendations for this HCM that this outstanding Mid-Century Modern building by Master Architect Kurt Meyer is of vital importance to the history of Los Angeles.

The HCM nomination of this landmark building is supported by:

- CD4 Councilperson David Ryu, whose district includes Lytton Savings/8150 Sunset
- Cultural Heritage Commission (CHC) – unanimously voted in support of the HCM
- Office of Historic Resources (OHR) recommended to declare the property a HCM
- SurveyLA as eligible for historic listing on the National, State and Local levels—featured on the cover of the report for the Hollywood area
- It has strong support from the L.A. Conservancy
- The Historic Resources Assessment in the EIR for 8150 Sunset Boulevard

All of the parties agree to the HCM designation—even Townscape Partners, the developer of the property, as clearly stated in the conclusion to their study of the building as performed for the EIR (ENV-2013-2552-EIR).

The endorsements attest to the significance of the building, its architecture, the architect and its historic integrity .

It would be irresponsible to delay adding this building to the list of HCMs. Over the past year, Townscape Partners has spent close to \$500,000 lobbying for this project. Please do not let their deep pockets influence our city's decision making process.

Sincerely,

Tamara Bergman
1521 N Sierra Bonita
LA 90046



William Lamborn <william.lamborn@lacity .org>

8150 Sunset Blvd (Lytton Savings/Chase Bank Historic Resource), Case No. VTT - 72370-CN-1A; CHC-2016-2522-HCM File No. 16-1074 CD 4

1 message

Michael Schwartz <proptrends@gmail.com>

Tue, Oct 25, 2016 at 4:49 PM

To: william.lamborn@lacity.org, councilmember.huizar@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.cedillo@lacity.org, councilmember.englander@lacity.org, councilmember.price@lacity.org, councilmember.ryu@lacity.org

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Sincerely,

Michael Schwartz
1547 N Fairfax
LA CA 90046