



William Lamborn <william.lamborn@lacity.org>

8150 Sunset Boulevard Mixed-Use Project / Lytton Savings Bank

gretchen steinberg <sacramentomodern@comcast.net>

Fri, Oct 28, 2016 at 10:06 AM

To: William Lamborn <william.lamborn@lacity.org>

Cc: Adrian Fine <afine@laconservancy.org>

Dear Mr. Lamborn,

We are writing to you again to let you know that we support the HCM nomination with the Cultural Heritage Department.

- 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.

The 8150 Sunset project offers a unique opportunity to have two of Los Angeles's most important architects' work in one development. Tearing down a historic Modernist building, a potential monument, is unacceptable - especially when alternatives exist.

Buildings such as Lytton Savings are quintessential and rare modernist gems that should be preserved as part of Los Angeles' cityscape. We urge you to support an alternative that offers both preservation of Lytton Savings while meeting the project's objectives.

Historic buildings offer a sense of place and are the cultural heart of the city. They make the cityscape vibrant and interesting as it grows and evolves. It's the walk through time, the architectural diversity, the mix of the old with the new. Density may be your city's destiny, but how you get there really matters. You have the power to end the vicious cycle of destruction. The public benefits are greater when new projects are built in ways that respect and preserve historic resources.

Respectfully submitted,

Gretchen Steinberg
President, Sacramento Modern
SacMod.org

On May 24, 2016, at 2:47 PM, William Lamborn <william.lamborn@lacity.org> wrote:

Thank you for your comments. They have been received and will be added to the public record for the subject project.

Regards,
William Lamborn

On Tue, May 24, 2016 at 9:42 AM, gretchen steinberg <sacramentomodern@comcast.net> wrote:

Dear Mr. Lamborn,

Lytton Savings building (currently Chase Bank) is a rare, intact, and historic modernist bank designed by Kurt Meyer in 1960. As noted by the Los Angeles Times on August 28, 2014, Mr. Meyer:

"...not only designed numerous commercial buildings in Los Angeles noted for their Mid-Century style, he was also a champion of saving the city's architectural treasures.... One of the most prominent is a 1960 bank at the corner of Sunset and Crescent Heights boulevards that sports zigzag, accordion-like folds in its roof."

Lytton Savings is a significant example of postwar-era bank design in Los Angeles and is one of the earliest that remain. It is eligible for listing on the California Register of Historical Resources and as a Los Angeles Historic-Cultural Monument (HCM).

In a summary prepared for Swiss Review, October 2007, Hilda Birchmeier, Psy.D., noted that Meyer's:

".... signature buildings include the San Bernardino County Government Center, Redlands University Core buildings, Huntington Beach City Hall, the Air Quality Control building in Diamond Bar and the Plaza de la Raza in Los Angeles."

I support Los Angeles Conservancy's recommendations to "identify and select one of the preservation alternatives as the preferred project in order to avoid a significant environmental impact and the unwarranted and needless demolition of a cultural resource. This would not only allow for the environmentally superior alternative to proceed, but it would also meet all of the project objectives and provide an opportunity for a dynamic and vibrant urban project with a mix of building heights and styles, of both historic and compatible new construction."

Lytton Savings is a rare and unique modernist building. What makes a city truly vibrant is its architectural diversity. A city's architecture should reflect a walk through time in order to maintain a real sense of place. I urge you to find a solution so that the Lytton Savings building can be enjoyed by future generations.

Respectfully submitted,

Gretchen Steinberg
President, Sacramento Modern
SacMod.org

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<image.png>

William Lamborn

Major Projects

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Please note that I am out of the office every other Friday.