

EDWARD P. ROSKI, JR.

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February 27, 2017

Ms. Sarah Dusseault  
Chief of Staff  
Los Angeles City  
Councilmember David Ryu  
Los Angeles City Hall  
200 N. Spring Street, RM 425  
Los Angeles, CA 90012

Dear Ms. Dusseault:

I am a member of a generation that venerated Bob Hope for his prolific career as a multi-faceted talent and for his dedication to United States' service members and their families through the USO. In fact, when I served in the Marine Corps in Vietnam, he gave up his Holidays so that he could be with our troops. It is incredibly important that his legacy and association with Toluca Lake be preserved through the historical designation of the home and estate he inhabited for over 60 years. The home was commissioned in 1939 and encompasses one of the larger tracts of land within the Toluca Lake community and was one of the anchor homes for this area.

Bob Hope was a Tolucan and put Toluca Lake on the map. Presidents and luminaries visited his home. The sale of the home would not be impinged by the designation and it is truly important that we separate objective criteria from subjective appeals. This was Bob and Dolores' main home for over six decades and their connection to the community was significant. While the house itself may not be architecturally significant, due to the remodeling and additions over the years, its association with Bob Hope is of cultural significance. The designation of the property encapsulates the importance Bob Hope had not only to the local community and Hollywood generally and film and television internationally, but to the Nation and our service men and women at-large.

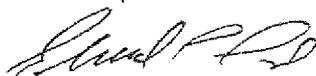
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13191 CROSSROADS PARKWAY NORTH  
SIXTH FLOOR  
CITY OF INDUSTRY, CA 91746-3497  
562/948-4301  
FAX 562/692-1553

Ms. Sarah Dusseault  
February 27, 2017  
Page Two

From the stories one hears at the grocery store about the Chocolate bars Bob and Dolores would pass out on Halloween, to the Christmas decorations that went up every Holiday season, to the jokes tied to rocks thrown over the hedge, these are the memories that a designation preserves. Councilman Ryu has presented a compromise that would preserve the exterior of the main building and only the original two acres while allowing the remaining 3 acres and structures to be undesignated. This is a responsible and sensitive approach that I fully support. This is a home that meets the objective standard of significant cultural value as a monument and should be preserved for posterity.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward P. Roski, Jr.", written in dark ink.

Edward P. Roski, Jr.

EPR:dh

Feb. 27, 2017

Anthony and Joanna Coletta  
10347 Whipple St.  
Toluca Lake, CA 91602  
(818)985-7389  
[JCBMPI@AOL.COM](mailto:JCBMPI@AOL.COM)

Ms. Sharon Dickinson  
Ms. Alice Roth  
City of Los Angeles

Re: Bob and Dolores Estate

Dear Planning Commission Members,

I have received literature regarding The Bob and Dolores Estate and Councilman David Ryu's motion to designating it as a "Historical-Cultural Monument". I believe The Klump House located at 10123 Toluca Lake Ave. was considered the same.

My husband and I **are in agreement with Councilman Ryu's motion** and would be greatly disappointed if you do not consider it as such. As children, my husband and I were fortunate enough to enjoy Mr. and Mrs. Hope's Halloween treats. My husband also delivered the paper as a boy to the Hope Estate. We both grew up in adjoining neighborhoods (Studio City and Burbank (now Toluca Woods)) and are now in our early 50's. I attended St. Charles Borromeo School, as did our children. This is the parish where The Hope's were wed. It is located four blocks from the estate. Ironically, on Feb. 27, 2012, the intersection was dedicated as "Bob and Dolores Hope Square". That in itself should say something. The thought of demolition, partial or not saddens us, and I think would sadden many people, be them neighbors or tourists. Bob Hope is an icon and always will be. His home to many of us is a historical landmark and brings so many memories. Mr. Hope, "Thanks for the memories."

We have lived in the neighborhood for over twenty years and we have slowly seen the greed come in. One of the great attributes of Toluca Lake is simply the charm of the homes. Unfortunately we have seen many torn down and replaced with "cookie cutter" houses. Many of the lots are double in size. The greed that comes in, tears down and overbuilds the lot/s. The City should not allow this but it does. Why? Money? This impacts the value of our properties. The traffic is bad enough as it is now. Cars do not stop at the Ledge and Moorpark intersection and the thought off multiple housing on the Hope Estate would make matters even worse. Please don't consider a traffic signal to alleviate this problem as this is a **residential neighborhood**. The City of Burbank seems to get what they want by restricting "North Hollywood Tolucans" from entering Burbank, Toluca Lake with their "No Enterance" signs off Rose St. However, it's obviously ok for anyone traveling from Burbank into North Hollywood. Thus, more traffic through our (North Hollywood) neighborhood. With multiple residences on that parcel, we are doomed.

We are unable to attend the upcoming hearing but wish for our voices to be heard. We urge you to please, please, please designate The Hope Estate as a Historic Landmark. How do you think our troops would feel?

Please contact me should you need any further information, and I thank you for your time and consideration in this matter.

Respectfully,

Anthony and Joanna Coletta



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Robert Leslie Hope Historical designation**

1 message

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**Roy P. Disney** <roypd@mac.com>  
To: sharon.dickinson@lacity.org

Mon, Feb 27, 2017 at 4:39 PM

Roy P. Disney  
4311 Forman Avenue  
Toluca Lake, CA 91602

Dear Councilman David Ryu,

By way of introduction, my father moved to Toluca Lake in 1934, my mother in 1937. They became childhood friends and eventually married. I was born here as well and have lived here my entire life. Here is what I know about Bob and Dolores Hope.

Bob Hope is truly the patron saint of Toluca Lake. His presence and generosity brought sanity and civility to a wonderful family enclave. He gave back to his community more than he took from it. He was politically active and entertained at least 5 presidents on his property. I saw two of them land by helicopter. He put up a full sized nativity scene every year for the benefit of the neighborhood. He gave out unique gifts at Halloween, many times by himself. This of course has served to make Toluca Lake a destination central for that holiday.

Truth be told he did more than that. Much more. The 101 freeway was designed to run down Moorpark. Guess who lives on Moorpark. He had the clout and wherewithal to have it move up to Riverside Drive so as not to rip a community apart. The high power lines that run down Whitnall Highway were supposed to run down Forman Avenue but Bob Hope had that changed as well.

I have personal connections as well. My grandmother and Dolores were bridge partners for close to 40 years. Bob Hope has had a positive and constructive impact on Toluca Lake, the Valley and the City as well. His impact and memory deserve to be commemorated.

I do not come to you as a NIMBY will to lie down in front of the bulldozer. We all knew this day would come, and dreaded it. Progress is both blind and absolute, pulverizing everything in front of it. What I seek here is an intelligent and thoughtful solution where everybody can win. Four or five houses of an appropriate size in keeping with the existing community is a desirable solution, and preserving the Hope part of the property preserve the anchor to the neighborhood. 20 or more tract homes is inappropriate and would destroy the existing property values that people have spent their lives to build. Though progress is inevitable, intelligent and well considered progress can still be had.

I thank you for your consideration and most certainly for your motion and attempt to preserve this very important history.

Respectfully,

Roy P. Disney

I CHRISTINA GARCIA who lives at:  
4730 WILLOW CREST AVE. TOLUCA CA 91602  
Address City Zip Code

Support, Councilman, David Ryu's motion to designate 2 acres of the Bob Hope Estate located at 10350 W. Moorpark St., Toluca Lake, CA 91602 as a "Historic Cultural Monument" under the procedures of Section 22.17.10 of the Administrative Code. See Below:

MOTION

Section 22.17.10 of the Administrative Code provides that the Council, Cultural Heritage Commission, or Director of Planning may initiate consideration of a proposed site building or structure as a Historic Cultural Monument. After reviewing and investigating any such Council initiated designations, the Cultural Heritage Commission shall approve or disapprove or, whole or in part, the proposed inclusion and submit a report upon such action to Council.

Council District 4's Toluca Lake neighborhood includes many buildings that are architecturally rich and worthy of preservation. One such historic treasure is the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA, 91602. The estate, approximately 15,000 square feet in size and set on a 3.2-acre site, was built in 1939 for Bob and Dolores Hope. The English-traditional-style home was designed by architect Richard Jackel, who designed and renovated homes for numerous other Hollywood icons. In the mid-1940s, architect John Elgin Wood, known for his Hollywood Regency style, was commissioned to remodel and update the Hope Estate. The home was known to be a place for large gatherings and famous visits from celebrity neighbors like Bing Crosby and Frank Sinatra.

In a report published in January 2013 for the Sherman Oaks Studio City Toluca Lake Calabasas Palms Community Plan Area, Survey A—the City's Historic Resources Survey—has identified the Hope Estate as an example embodying the theme of a residence of an important person in the entertainment industry, 1904-1980. Bob Hope had a prolific career as a comic actor, singer and dancer. He won five honorary Academy Awards and one lifetime achievement award.

It is imperative that the City's historic-cultural resources are celebrated and its historic landscapes preserved for future generations. The Hope Estate, located on Toluca Lake's Moorpark Street, is an architectural treasure and integral to the history and context of the Toluca Lake neighborhood, as identified in Survey A.

I THEREFORE MOVE that the Council determine, as provided in Section 20954.2(b)(2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council initiate consideration of the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA, 91602, as a City Historic-Cultural Monument under the procedures of Section 22.17.10 of the Administrative Code, and request the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of the Hope Estate in the City's list of Historic-Cultural Monuments.

PRESENTED BY: David Ryu  
DAVID RYU  
Councilmember, 4<sup>th</sup> District

SECONDED BY: Christina Garcia

x Christina Garcia  
Signature

(818) 769-8262

Phone Number

Email

mistina29@aatt.net

Email to Councilman David Ryu : [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org) CC: [alice.roth@lacity.org](mailto:alice.roth@lacity.org)  
Or FAX: 213-978-1040



Sharon Dickinson &lt;sharon.dickinson@lacity.org&gt;

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**Bob Hope's Estate**

1 message

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**Vickie Wheeler** <wheelerv039@gmail.com>

Mon, Feb 27, 2017 at 7:22 PM

To: sharon.dickinson@lacity.org

Hi

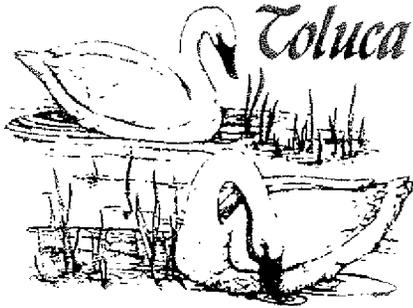
I'm a neighbor and live across from the Bob Hope estate.  
I don't want to see it destroyed. He's part of Toluca Lake history.  
And he's a legend in his own right.

If his estate is sold to a developer this neighborhood will never be the same.  
We will have an increase in traffic, parking and could even have issues with  
vandals.

Please let me know what else should be done to halt this.

Best

Jennie



*Toluca Lake Property Owners Association, Inc.*  
*P.O. Box 2374, North Hollywood, California 91610*

February 27<sup>th</sup> 2017

Honorable City Council Members:

As the President of the "Toluca Lake Property Owners Association" representing the 35 homes that surround Toluca Lake itself, it is my fiduciary responsibility to protect the history and heritage of Toluca Lake.

You as the leaders of Los Angeles also have a fiduciary responsibility to defend the history and heritage of this Great City.

Toluca Lake is known as "Old Hollywood" for it's many celebrities and famous personalities like Frank Sinatra, Crosby and Amelia Airhart but Bob Hope was not just a celebrity he was an American hero. Hope's legacy includes entertaining over 10 million troops at 700 bases and hospitals covering four wars. He has received hundreds of humanitarian awards. This narrative can go on and on.

Bob Hope made Toluca Lake his home for six decades even to the point they named the Burbank Airport after him. Now all that remains is a bronze bust. Please do not let Bob Hope's legacy fade.

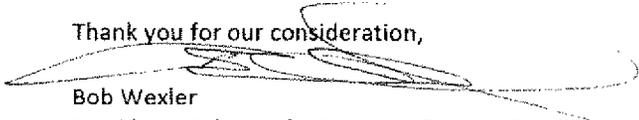
Linda Hope herself was once quoted; *"The Moorpark house is a very special property in the Valley and something that meant a whole lot to my mother and dad. They built what for them was kind of a dream house"*. How does anyone have the right to say the property where Bob Hope called his home and entertain countless dignitaries is not Culturally significant?

Why don't we tear down the Betsy Ross House in Philadelphia as well, after all she was only responsible for threading the fabric of our American Flag.

Does Los Angeles even have the authority to make such a determination on tearing down this National Treasure? This is clearly a matter national interest.

For the sake of our future generations growing up in Los Angeles please do not allow developers to tear down that house!

Thank you for our consideration,

  
Bob Wexler  
President, Toluca Lake Property Owners Association  
818-261-5600



Sharon Dickinson <sharon.dickinson@lacity.org>

**Fwd: L.A. Conservancy letter on Bob Hope Estate**

Julia Duncan <julia.duncan@lacity.org>  
To: Sharon Dickinson <sharon.dickinson@lacity.org>

Mon, Feb 27, 2017 at 3:01 PM

Bob Hope

Sincerely,

Julia



Julia Duncan  
Senior Planning Deputy  
Direct: 213.473.7004  
[www.davidryu.lacity.org](http://www.davidryu.lacity.org)

----- Forwarded message -----

From: **Laura Dominguez** <ldominguez@laconservancy.org>  
Date: Mon, Feb 27, 2017 at 2:48 PM  
Subject: L.A. Conservancy letter on Bob Hope Estate  
To: "julia.duncan@lacity.org" <julia.duncan@lacity.org>

Hello Julia,

I was asked to provide you with a copy of the L.A. Conservancy's 2013 letter to the listing agents of the Bob and Dolores Hope Estate. Please find the letter attached.

If you have any questions or need additional information, please let me know.

Warmly,

Laura

**Laura Dominguez**

Preservation Manager

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

2/28/2017

City of Los Angeles Mail - Fwd: L.A. Conservancy letter on Bob Hope Estate

(213) 430-4211

laconservancy.org

E-News – Facebook – Twitter – Instagram

**Membership starts at just \$40**

Join the Conservancy today



**Hope House 10346 Moorpark St (09-27-13) (2).pdf**  
142K



LOS ANGELES  
CONSERVANCY

133 West Sixth Street, Suite 600  
Los Angeles, CA 90014

310-629-2480 office  
310-629-3999 fax  
310-439-4215 (voice) 991.886  
laconservancy.org

September 27, 2013

Ms. Jade Mills  
Coldwell Banker Residential Brokerage  
166 N. Cañon Drive  
Beverly Hills, CA 90210  
[homes@jademills.com](mailto:homes@jademills.com)

Mr. Drew Fenton  
Hilton & Hyland  
250 N. Cañon Drive  
Beverly Hills, CA 90210  
[drew@drewfenton.com](mailto:drew@drewfenton.com)

Dear Ms. Mills and Mr. Fenton:

On behalf of the Los Angeles Conservancy, I am writing to share information on the architectural and historic significance of the Bob and Dolores Hope Estate, located at 10346 Moorpark Street in the Toluca Lake neighborhood of Los Angeles. We provide this additional information to help ensure that potential buyers are apprised of the building's historic significance, requirements under the California Environmental Quality Act (CEQA), and economic and regulatory incentives available to encourage its preservation.

Internationally known entertainer Bob Hope (1903-2003) lived at the 1939 estate at 10346 Moorpark Street with his wife Dolores and family for over six decades. Situated on 5.16 acres in the Toluca Lake neighborhood in North Hollywood, the estate includes a large, two-story Period Revival residence and additional buildings, a swimming pool, and extensive landscaping. With a career spanning six decades, Bob Hope became one of America's most popular and successful entertainers of the twentieth century, appearing in Hollywood films in addition to his broadcasting with NBC radio and television. Hope is also remembered for his 50-year career with the USO (United Service Organizations Inc.) from 1941 through 1991. He hosted the Academy Awards ceremony fourteen times between 1939 and 1977.

In addition to its association with Hope, the estate at 10346 Moorpark Street is also significant for its architectural design. The house was originally designed by local architect Robert Finkelhor and completed in 1939. In the 1950s, the Hopes



commissioned master architect John Elgin Woolf and interior designer Robert Koch Woolf to design a series of expansions. John Elgin Woolf (1908-1980) began his Los Angeles career in the mid-1930s, quickly establishing himself as an architect to Hollywood's elite. He focused primarily on residential designs and his clients included Errol Flynn, Mae West, Greta Garbo and Cary Grant. His work, which included both new construction and remodels of existing residences, were characterized by their glamorous yet functional designs, which often included mansard roofs and overscaled front doors. Interior designer Robert Koch became Woolf's business and life partner. Together, they opened the offices of John and Robert K. Woolf on Melrose Place in West Hollywood. Woolf's residential designs were profiled in *Exterior Decoration: Hollywood's Inside-Out Houses* by architectural historian John Chase and was the subject of a 2002 exhibit "The Art of Luxury: 9 Hollywood Homes by John Elgin Woolf" by the University of California at Santa Barbara Art Museum.

The Conservancy believes that the Bob and Dolores Hope Estate qualifies as a historical resource for the purposes of future project review under the California Environmental Quality Act, potentially enabling future owners to take advantage of a variety of construction and/or financial incentives, including the Mills Act property tax abatement program and code flexibility under the California Historical Building Code. The Conservancy also maintains a Professional Services Directory of building professionals familiar with historic rehabilitation and restoration work that can provide guidance and expertise to potential buyers. The directory is available at our website at <https://www.laconservancy.org/resources/find-professional>.

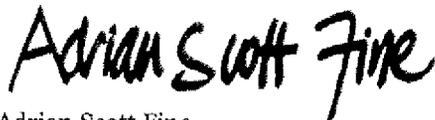
We would appreciate the opportunity to meet with you and view the property to discuss the home's historically significant features and historic preservation related incentives that would be available to the future owners.

**About the Los Angeles Conservancy:**

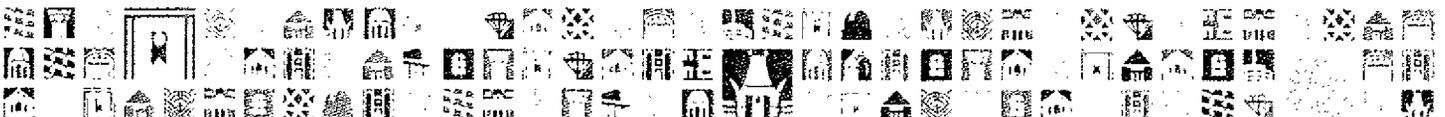
The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

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

Sincerely,



Adrian Scott Fine  
Director of Advocacy





I Kelly Cole, who lives at:  
4702 Willow Crest Ave. Toluca Lake CA 91602  
Address City Zip Code

Support Councilman, David Ryu's motion to designate 2 acres of the Bob Hope Estate located at 10350 W. Moorpark St., Toluca Lake, CA 91602 as a "Historic Cultural Monument" under the procedures of Section 22.17.10 of the Administrative Code. See Below:

MOTION

Section 22.17.10 of the Administrative Code provides that the Council, Cultural Heritage Commission, or Director of Planning may initiate consideration of a proposed site for listing or inclusion on a Historic Cultural Monument. After reviewing and investigating any such Council initiated designation, the Cultural Heritage Commission shall approve or disapprove in whole or in part the proposed inclusion and submit a report thereon each year to Council.

Council District 4's Toluca Lake neighborhood includes many buildings that are architecturally rich and worthy of preservation. One such historic treasure is the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA 91602. The estate, approximately 13,000 square feet in size and set on a 5.2-acre site, was built in 1954 for Bob and Doreen Hope. The English traditional style home was designed by architect Richard Paul Allen, who designed and renovated homes for numerous other Hollywood stars. In the mid-1970s, producer John Elton Wood, known for his Hollywood Regency style, was contracted to remodel and update the Hope Estate. The home was known to be a place for large gatherings and intimate visits from celebrity neighbors like Bing Crosby and Frank Sinatra.

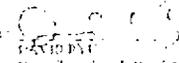
In a report published in January 2015 for the Sherman Oaks Studio City Toluca Lake-Culver City Pass Community Plan Area, Survey LA—the City's Historic Resources Survey—has identified the Hope Estate as an example embodying the theme of a residence of an important person in the entertainment industry, 1900-1960. Bob Hope had a prolific career as a comic actor, singer and dancer. He won five honorary Academy Awards and one humanitarian award.

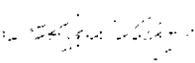
It is imperative that the City's historic-cultural resources are celebrated and its historic architecture preserved for future generations. The Hope Estate, located on Toluca Lake Moorpark Street, is an architectural treasure and integral to the rich and context of the Toluca Lake neighborhood as identified in Survey LA.

I THEREFORE MOVE that the Council determine, as provided in Section 22.17.10 of the Government Code and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council initiate consideration of the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA 91602, as a City Designated Cultural Monument under the procedures of Section 22.17.10 of the Administrative Code and instruct the Planning Department to prepare the Historic Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of the Hope Estate in the City's list of Historic Cultural Monuments.

PRESENTED BY:   
Councilman - 4 District

SECONDED BY: 

X Kelly Cole  
Signature

323 646-0665  
Phone Number

Kelly@k2creative.com  
Email

Email to Councilman David Ryu: [david.ryu@cityoftolucalake.com](mailto:david.ryu@cityoftolucalake.com) or [CC@drc.com](mailto:CC@drc.com)  
Or FAX: 213-978-1040

I DAVE HARRIS who lives at:  
4702 Willow Crest Ave. Toluca Lake CA 91602  
Address City Zip Code

Support, Councilman, David Ryu's motion to designate 2 acres of the Bob Hope Estate located at 10350 W. Moorpark St., Toluca Lake, CA 91602 as a "Historic Cultural Monument" under the procedures of Section 22.17.10 of the Administrative Code. See Below:

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Council District 4's Toluca Lake neighborhood includes many buildings that are architecturally rich and worthy of preservation. One such historic treasure is the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA, 91602. The estate, approximately 15,000 square feet in size and set on a 5.2-acre site, was built in 1959 for Bob and Dolores Hope. The English traditional style home was designed by architect Richard Fullilove, who designed and renovated homes for numerous other Hollywood icons. In the mid-1950s, architect John Elgin Wolf, known for his Hollywood Regency style, was commissioned to remodel and update the Hope Estate. The home was known to be a place for large gatherings and intimate visits from celebrity neighbors like Bing Crosby and Frank Sinatra.

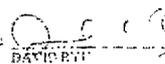
In a report published in January 2015 for the Sherman Oaks-Sunland City-Toluca Lake-Cahuenga Pass Community Plan Area, Survey LA—the City's Historic Resources Survey—has identified the Hope Estate as an example embodying the theme of a residence of an important person in the entertainment industry, 1918-1940. Bob Hope had a prolific career as a comic actor, singer and dancer. He won five honorary Academy Awards and one humanitarian award.

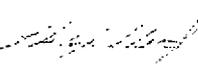
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I THEREFORE MOVE that the Council determine, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council initiate consideration of the Hope Estate, located at 10350 West Moorpark Street, Toluca Lake, CA, 91602, as a City Historic-Cultural Monument under the procedures of Section 22.17.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of the Hope Estate in the City's list of Historic-Cultural Monuments.

PRESENTED BY:   
DAVID RYU  
Councilmember, 4<sup>th</sup> District

SECONDED BY: 

X   
Signature

310 729-8456  
Phone Number

editordave@me.com  
Email

Email to Councilman David Ryu : [sharon.dickinson@lacity.org](mailto:sharon.dickinson@lacity.org) CC: [alice.roth@lacity.org](mailto:alice.roth@lacity.org)  
Or FAX: 213-978-1040