



September 27, 2013

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Mr. Drew Fenton
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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 should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Director of Advocacy

