

Communication from Public

Name: Connie Boukidis

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Council File No: 26-0622

Comments for Public Posting: I am the new President of the Westwood Neighborhood Council, having served as a Residential/Homeowner Director since its inception. I also served as its Land Use Chair for almost ten years. At our monthly board meeting on April 8, 2026, our Westwood Neighborhood Council unanimously passed a motion calling on the Cultural Heritage Commission, our Councilwoman Katy Yaroslavsky, the Los Angeles City Council, and Mayor Karen Bass to support this highly worthy designation of this cherished historic landmark in our Westwood community and the City of Los Angeles. We also asked our Councilwoman to write a letter in support of this designation which she willingly did just prior to the Los Angeles Cultural Heritage Commission hearing on April 16, 2026. The Motion recites the following facts: "In May, 2014, the City's "Survey L.A." found that the Fox Apartments is a "rare example of early multi-story, mixed-use residential and commercial property type located along a former streetcar line in Westwood," of which "few examples of this type from this period remain," and appears eligible for designation as a City Historic-Cultural Monument, as well as for inclusion on the California Register of Historic Resources and the National Register of Historic Places, and the official Federal list of the districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are worthy of preservation." In 1922, unbeknownst to most residents to this day, the Janss Investment Corporation after acquiring the 3,300-acre Wolfskill Ranch, announced they would develop "The Second Hollywood," inspired by the successful development of the original Hollywood and the fledgling motion picture industry. What is most significant to Fox Apartments is that in May 1923, newspapers announced that Fox Film Corporation bought 450 acres spanning from Santa Monica Boulevard to Pico Boulevard from Janss to develop "Fox Movietone City." The Janss Corporation touted this multi-million-dollar investment in the new "Fox Movietone City," as a place where "hundreds of workers are to be regularly employed," with many of them expected to be 'renters,' where it was not "difficult to foresee the effect this project should have on adjacent income lots." Fox Movietone City was cast as the world's first master-planned movie studio built for sound, that

included the first soundproof stages ever designed, and the world's largest Talking Picture plant. Fox Studios then built its ceremonial Front Gate in a magnificent Spanish Colonial Revival design right on Santa Monica Boulevard, directly across from the Fox Apartments, and celebrated its Opening Day Dedication of the Fox Studio backlot on October 28, 1928. Aerial photographs from that time show both the Fox Apartments and the ceremonial Front Gate and the studio lot on Pages 70-71 in the LA Cultural Heritage Commission's Agenda Packet, currently listed in the LA City Council File 26-0622 as Attachment to Report dated 4/27/26 – Staff Report as part of the Copies of Primary/Secondary Documentation filed with the original Historic-Cultural Monument Nomination Form by the Los Angeles Conservatncy dated October 30, 2025. Fox Apartments were developed in 1925 across from this Fox Studio Front Gate in a classic streetcar design, as a two-story, vernacular, mixed-use commercial building with ground floor storefronts and display windows, and modest second story studio and bachelor apartments perfect for Studio employees, and was known as the Fox Apartments since 1936, along the Pacific Electric Railway route on Santa Monica Boulevard that became part of "Historic Route 66." In the late 1920s and 1930s, the building's commercial storefronts as well as some of the second-floor residential units, were used as offices by real estate companies and brokers who sold lots in the adjacent Janss Investment Company residential development of Westwood Hills, a portion of which is now known as Comstock Hills. Fox Apartments represents a stunning piece of lost history in the story of Los Angeles and designation of this unique property is critical to preserving this lost story in the history of both Hollywood and Westwood and the City of Los Angeles. Please follow the LA Cultural Heritage Commissions recommendation and approve this designation. Thank you. Connie Boukidis, President Westwood Neighborhood Council

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Comments for Public Posting: I have lived in the Comstock Hills neighborhood longer than any resident and thus have actual memories of Century City as open fields and the Red Line and trains on Santa Monica Boulevard. I am a member of the Comstock Hills Homeowners Association Board of Directors and was also its Land Use Chair for many years. In the sixties, I ran down with other local kids to Casey's Market in our bare feet to buy ice cream bars, popsicles and bubble gum baseball cards. I can still see Gina, the oldest daughter of Emil and Violeta Hug, owners of the renowned Emil's Swiss Pastry as an infant in her crib on the counter with her little pierced ears. Emil's was the premier bakery in Los Angeles for many years. LA is not good on bakeries but two of its best have been housed in this building for over sixty years. Now we have Clementine where locals gather regularly for breakfast and coffee, following in the footsteps of residents who have all passed away who gathered regularly at Emil's for years. People also came from all over Southern California to Nettie's Needlecraft which occupied Casey's Market's vacant space for many years and now is a part of Clementine's facilities. Importantly, the Fox Apartment building also has 13 RSO apartments. For over 100 years, these apartments have provided access to low-income renters so that they could and can make this high-priced Westwood area their home. Beginning back in 2013, I personally worked with SurveyLA to help document which properties in Westwood were of historical, architectural, and cultural importance. Fox Apartments was one of those properties, I and others, identified and that is why it is cited in their findings, long before SB79 and its predecessor legislation ever existed. Assertions that SB79 is driving this effort to designate the Fox Apartments as a Historic-Cultural Monument (HCM) are not appreciated and blatantly false as shown by the record going back over 13 years as documented in SurveyLA. Furthermore, assertions that this building type is not unique, not designed by a famous architect, and not architecturally significant is elitist and misses the point. The brick edifice is unique in Westwood. Its low-rent apartments and beloved businesses have played a significant historical and cultural role in our community. Its edifice has not been changed significantly as the pictures in the packet show. This Fox Apartment building is one of extremely

few edifices from the 1920's that remains in its essentially original condition; its ties to the proposed second Hollywood in Westwood, Fox Movietone Studios, and to the Redline on Santa Monica Boulevard are also indisputably documented before you. Such few cultural edifices have been protected in LA. Keep this one from joining the others in the dustbin of history. Show that we care about and want to preserve our historical monuments. The Janss Corporation, Fox Movietone Back Lot, Redline, Emil's, Netties, dream of a second Hollywood (and maybe even our current Hollywood as we have known it) are gone but the Fox Apartment building remains intact in essentially its original form. Do the right thing and recommend that it receives its rightful designation as an HCM. I am so grateful that we have gotten this far in the process and for your attention and your cooperation. Please serve this building and our community well. Thank you.
Connie Boukidis Board Member, Comstock Hills HOA