

Appendix E:
Historic Memo



March 9, 2020

Stacie Henderson
Senior Project Manager
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Van Nuys, CA 91406
via e-mail: stacie@ceqa-nepa.com

RE: Additional Information Regarding New Residence Siting in Relation to the Effects on the Headley-Handley House- 3003 Runyon Canyon, Los Angeles

Dear Ms. Henderson:

Per your request, this letter provides additional information regarding GPA's analysis of the proposed siting for a new residence located at 3003 Runyon Canyon in the City of Los Angeles, and how the siting was selected to minimize impacts on the physical integrity of the existing Headley-Handley House.

GPA was retained by the property owner in December 2014 to consult with his designer on the development of a new residence on the bluff of Runyon Canyon where his current residence (the historic Headley-Handley House) is located. I personally conducted a site visit on December 1, 2014 to document the existing historic property and identify methods to minimize impacts on the integrity of the historic property. In particular, I discussed the importance of preserving the existing setting of the Headley-Handley House and to site the new residence in a location that would preserve the view to and from the residence as much as possible. I also discussed the importance of designing the new residence in a manner that is compatible with the materials, colors, and textures that presently exist in the Headley-Handley House but differentiate the new residence from the old residence through its design.

During the site visit, the property owner showed me the existing concrete pad on the top of the bluff as the "general location" of where a proposed new residence might be constructed. However, I suggested that a large residence sited on the top of the bluff (where the existing concrete pad is located) would likely result in a significant impact on the historic residence because it would adversely change its integrity of setting and recommended exploring alternatives that would situate the new residence in a manner that would be



either out of view or would have a low profile such that it would not overpower the historic residence and would preserve the general character of its surroundings. The project designer therefore proposed depressing a new residence within the bluff to deliberately minimize the impacts it would have on the historic residence.

It is the professional opinion of GPA that a large residence sited on the top of the bluff where the present concrete pad is situated could cause a substantial adverse change in the significance of the Headley-Handley House because it would introduce a new large element into the setting of the historic residence. A design for an above-grade option on the existing concrete pad was not presented and therefore was not formally evaluated as part of our previous scope of work.

Thank you for consideration of this additional information and please don't hesitate to contact me with any questions that you may have at (310) 792-2690.

Best regards,

A handwritten signature in blue ink that reads "Andrea Galvin". The signature is fluid and cursive.

Andrea Galvin
President
GPA Consulting