



HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 15, 2017 – 7:00 P.M.

1. **CALL TO ORDER** Chair Ostergren called the meeting to order at 7:13 p.m.
2. **ROLL CALL**
PRESENT: Commissioners *Anthony, Blaivas, Charlie, Vice-Chair Levin, and Chair Ostergren.
ABSENT: Commissioner Bonacci.
STAFF PRESENT: Jennifer Alkire AICP, HPC Liaison and David Gillig, Acting Commission Secretary.
ADDITIONAL STAFF: Antonio Castillo, Associate Planner, Allison Lyons, Associate Architectural Historian of GPA Consulting, Christine Lazzaretto, Principal at Historic Resources Group (HRG), Robert Chattel and Brian Matuk Chattel, Inc.

**Commissioner Anthony arrived after official Roll Call at 7:20 p.m.*

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the special meeting agenda.
Recommendation: Approve the special meeting agenda of Wednesday, March 15, 2017 as presented. **Moved by Commissioner Charlie, seconded by Commissioner Blaivas and carried.**
4. **APPROVAL OF MINUTES:**
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.
Recommendation: Approve the meeting minutes of February 27, 2017 as amended. **Moved by Vice-Chair Levin, seconded by Chair Ostergren and carried.**
5. **PUBLIC COMMENT:**

ROY OLDENKAMP, WEST HOLLYWOOD, commented concerning the removal of the Sinatra Bungalow.

MONIQUE LUKENS, SUNLAND, commented concerning matters relating to public safety and being stopped by the Sheriff's department.

Chair Ostergren closed Public Comment.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.

8. PUBLIC HEARINGS: None.

9. NEW BUSINESS:

A. CITYWIDE COMMERCIAL HISTORIC RESOURCES SURVEY: information on ineligible properties from Citywide Commercial Historic Resources Survey prepared by GPA Consulting.

ASSOCIATE PLANNER ANTONIO CASTILLO presented information listed in staff report dated March 15, 2017 regarding information on ten properties found to be ineligible for designation in the survey.

He addressed information relating to the number and property types surveyed, properties eligible for landmark designation and properties deemed ineligible for national, state, and local designation as a result of lack of significance or integrity.

He discussed the West Hollywood Preservation Alliances (WHPA) request to reevaluate six properties and said it was determined by GPA Consulting that none were elevated to a status deeming eligible for designation.

He said in November 2016, Staff received an additional request from the WHPA recommending that the City Council consider evaluating the same properties again.

He stated the following direction by City Council after review of the final survey report in January 2017:

- Utilize the survey when analyzing future planning decisions, including without limitation, historic designations and development applications.
- Return with additional information on these ten properties, including the six identified by the WHPA and four identified by the City Council.

He said the HPC is requested to review and comment on the adequacy of the memorandum and identify whether it provides sufficient information explaining why the properties are ineligible before returning to the City Council in April 2017.

Members of the Commission, Staff and GPA Consulting discussed information relating to eligibility, the ten properties identified ineligible by the Commercial Historic Resources Survey and GPA's survey methodology.

Item 9.A. Public Comment:

CHAIR OSTERGREN reduced speaker comments to two minutes in light of the number of public speakers.

ROY OLDENKAMP, WEST HOLLYWOOD, WHPA, commented against the findings concerning the ten properties listed ineligible in the Citywide Commercial Historic Resources Survey and requested that the City acquire another historic consulting firm to perform an additional review.

GEORGE CREDLE, WEST HOLLYWOOD, commented against the findings listed ineligible in the Citywide Commercial Historic Resources Survey and said there are other criteria available to perhaps deem the properties eligible for designation.

STEVEN BRANDON, VAN NUYS, THEATER DIRECTOR requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its character defining features and history within the City.

STEPHAN PARKER, VALLEY VILLAGE THEATER DIRECTOR requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history and cultural significance within the City.

JAVIER MULERO, WEST HOLLYWOOD requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history, character defining features and cultural significance within the City.

MONIQUE LUKENS, SUNLAND, requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history, character defining features, contribution as a warehouse during World War II and cultural significance within the City.

JAKE STEPHENS, LOS ANGELES, REPRESENTATIVE PINK TACO AND RITTS FURNITURE CO., said his clients conducted alternative studies concerning both properties and found it supports GPA's findings and spoke on behalf of properties owners, 8225 Sunset Blvd. and 8445 Santa Monica Blvd. in favor of GPA's ineligible designation status based on lack of integrity.

ODALYS NANIN, WEST HOLLYWOOD requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its intact character defining features, post-World War II history and cultural significance within the City.

JAMES CAMP, LOS ANGELES, PROPERTY OWNER REPRESENTATIVE of 1107 N. Kings Road, (Macha Theater), spoke in favor of GPA's findings based on the lack of significance and integrity.

KELLY FALVEY, WEST HOLLYWOOD requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history and cultural significance within the City.

JASMIN ESPADA, WESTLAKE VILLAGE requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history and cultural significance within the City.

VICTOR OMELCZENKO, WEST HOLLYWOOD, WHPA, commented against the findings concerning the ten properties listed ineligible in the Citywide Commercial Historic Resources Survey and GPA's survey methodology. He requested that the alternative study mentioned by Jake Stephens be submitted for review.

ANDREW LYNWARD, WEST HOLLYWOOD concurred with previous comments regarding 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its history and cultural significance within the City.

CHARLES FISHER, HIGHLAND PARK requested that 1107 N. Kings Road, (Macha Theater) status be changed to eligible for designation based on its intact character defining features, post-World War II history, entertainment and cultural significance within the City.

SHIRLEY RAY, WEST HOLLYWOOD spoke out of order, against Staff's recommendation concerning item 9.B.

SUSAN MILLER, WEST HOLLYWOOD commented against the findings concerning the ten properties listed ineligible in the Citywide Commercial Historic Resources Survey and requested the Viper Room, Holloway Motel, 7617 Santa Monica Boulevard (Car Wash), 7496 Santa Monica Boulevard (Auto Repair) status be changed to eligible for designation.

Chair Ostergren closed Public Comment.

Item 9.A. Commissioner Comments:

MEMBERS OF THE COMMISSION discussed the list of ten properties found to be ineligible for designation and provided the following comments and recommendations to Staff:

- 7496 Santa Monica Boulevard (Auto Repair):
 - VICE-CHAIR LEVIN: May retain sufficient integrity and may be worthy of further study; potentially merits designation.
- 7617 Santa Monica Boulevard (Car Wash):
 - COMMISSIONER BLAIVAS: believes it maintains distinguishing architectural character, historic location (route 66); potentially merits designation.
 - VICE-CHAIR LEVIN: constructed 1970 and not Googie; does not meet 50-year requirement nor maintains architectural or cultural character.
- 7935 Santa Monica Boulevard (Auto Repair):
 - VICE-CHAIR LEVIN: Supports Consultants findings: Insufficient integrity.
- 1107 N. Kings Road (Macha Theatre):

- COMMISSIONER CHARLIE: maintains cultural significance and can still be nominated as a cultural resource; potentially merits designation.
- COMMISSIONER BLAIVAS: maintains cultural and architectural significance: potentially merits designation
- CHAIR OSTERGREN: maintains cultural significance and recommended interior review for potential character defining features; potentially merits designation
- VICE-CHAIR LEVIN: exterior does not maintain sufficient integrity from the period; interior may be worthy of future study.
- COMMISSIONER ANTHONY: maintains cultural significance; potentially merits designation.
- 8445 Santa Monica Boulevard (Former Ritts Furniture Co):
 - VICE-CHAIR LEVIN: supports consultant's findings.
 - COMMISSIONER CHARLIE: supports consultant's findings.
 - COMMISSIONER ANTHONY: supports consultant's findings; does not maintain sufficient integrity from the period.
 - CHAIR OSTERGREN: supports consultant's findings.
- 8465 Santa Monica Boulevard (Holloway Motel):
 - COMMISSION supports consultant's findings.
- 8954 Santa Monica Boulevard (Hamburger Haven):
 - COMMISSION supports consultant's findings.
- 9091 Santa Monica Boulevard: (Streetcar Commercial Building):
 - VICE-CHAIR LEVIN: maintains cultural significance; potentially merits designation.
 - COMMISSIONER ANTHONY: maintains cultural significance; potentially merits designation.
- 8225 Sunset Boulevard (Pink Taco):
 - VICE-CHAIR LEVIN: unclear whether or not it maintains sufficient integrity; potentially merits designation.
- 8850 Sunset Boulevard (Viper Room)
 - COMMISSIONER CHARLIE: maintains cultural significance; potentially merits designation.

- COMMISSIONER BLAIVAS: maintains period of significance; potentially merits designation.
- COMMISSIONER ANTHONY: maintains period of significance; potentially merits designation.

B. LEXINGTON-CURSON RESIDENTIAL HISTORIC RESOURCES SURVEY: The Historic Preservation Commission will receive the final draft Resources Survey. City staff and the city's consulting firm of Historic Resources Group (HRG) will present the final draft survey report findings and a list of contributors to a potential thematic grouping.

ASSOCIATE PLANNER ANTONIO CASTILLO presented information listed in staff report dated March 15, 2017 regarding information relating to the final draft Lexington-Curson Residential Historic Resources Survey prepared by HRG.

He said the survey looked at early 20th century residential properties, 164 properties were surveyed at the reconnaissance level and identified properties that warranted intensive evaluation based on their potential to convey significance as contributors in a possible thematic grouping.

He said the purpose of the survey was not designating a thematic grouping or an individual property and briefly explained both processes.

He said HPC is requested to review the draft final survey, identify whether the survey findings are well reasoned and meet the City's criteria, identify whether there are any flaws in the document or formatting concerns and receive public comments.

He said Staff received additional correspondence after the staff report was published which was provided to the Commission and made available for the public and gave background regarding the correspondence. He turned the remainder of the presentation over to Christine Lazaretto of HRG Consulting Group.

CHRISTINE LAZARETTO, HRG CONSULTING GROUP reiterated that the item before the Commission was a Council directed study of the neighborhood to determine potential for a thematic district, not for the purpose of designation and said HRG will be discussing survey findings only.

She addressed property and parcel information listed in the boundary maps and said the survey consisted of properties from the 20th Century.

She stated for clarification characteristics of a thematic grouping, properties that appear to be contributors to a grouping and discussed the Old Sherman Thematic Grouping as an example of the City's current precedent relating to designating a grouping.

She discussed research methodology, archival research including but not limited to sanborn maps, newspapers and historic photographs. She

discussed land/tract division information and types of property owners listed in the department of parks and recreation (DPR) forms.

She said the grouping of properties within this area meets the City's definition of a thematic grouping and the Lexington-Curson Residential Thematic Grouping appears eligible for designation under the City's criterion 2b.

Members of the Commission, Staff and Christine Lazaretto, HRG Consultant discussed information relating to the consultant's methodology of study, public noticing/community outreach concerning the survey, the process of designating a thematic grouping and its potential impacts on contributors of the grouping.

Item 9.B. Public Comment:

SHIRLEY RAY, WEST HOLLYWOOD spoke against including her property, 7616 Norton Avenue as a contributor of the thematic grouping.

VICTOR OMELCZENKO, WEST HOLLYWOOD, WHPA commented about concerns from members of the community regarding establishing a thematic grouping and recommended that Staff obtain feedback from members of the Old Sherman Thematic Grouping.

BRANDY GARRISON, WEST HOLLYWOOD spoke against including her property as a contributor of the thematic grouping and adoption of the survey.

VICTORIA GREEN, WEST HOLLYWOOD, property owner of 7512 Hampton spoke against including her property as a contributor of the thematic grouping and adoption of survey.

J.P. PECHT, WEST HOLLYWOOD spoke against spoke against including his property, 7510 Hampton Avenue as a contributor of the thematic grouping and adoption of the survey.

LUCAS BAILEY, WEST HOLLYWOOD spoke against including his property as a contributor of the thematic grouping, lack of public awareness and adoption of the survey.

REPRESENTATIVE SPEAKER FOR JOHN FILIZZOLA AND OTHER RENTERS, WEST HOLLYWOOD spoke on behalf of property owners Olsen and Crane against adoption of the survey.

ROMEO GARCIA-MACIOUS, WEST HOLLYWOOD spoke against including his property as a contributor of the thematic grouping and adoption of the survey.

ADAM GOLDWORM, WEST HOLLYWOOD spoke against including his property as a contributor of the thematic grouping, lack of public awareness and against adoption of the survey.

BRANDON MCBURNEY, WEST HOLLYWOOD spoke against the thematic grouping, lack of public awareness and adoption of the survey.

MATTHEW VALENTI, WEST HOLLYWOOD spoke against including his property, 7627 Lexington Avenue as a contributor of the thematic grouping and against adoption of the survey.

MICK MARS, WEST HOLLYWOOD spoke against including Lexington Avenue craftsman homes as contributors of the thematic grouping, lack of public awareness and against adoption of the survey.

KYLE NEAL, WEST HOLLYWOOD spoke against including her property, 7616 Lexington Avenue as a contributor of the thematic grouping and against adoption of the survey.

ROBIN VISA, WEST HOLLYWOOD spoke against including her property, 7506 Norton Avenue as a contributor of the thematic grouping, lack of public awareness and against adoption of the survey.

ANDREW REBACK, WEST HOLLYWOOD spoke against including his property, 7642 Lexington Avenue as a contributor of the thematic grouping, lack of public awareness and against adoption of the survey.

MARTHA VALDEZ, WEST HOLLYWOOD spoke against including her property, 7616 Lexington Avenue as a contributor of the thematic grouping and adoption of the survey.

JUSTINE BLOCK, WEST HOLLYWOOD spoke against including her property, 1204 Spaulding Avenue as a contributor of the thematic grouping and adoption of the survey.

VAL KEEGAN, WEST HOLLYWOOD spoke in favor of the thematic grouping and adoption of the survey.

JEREMY GREENE, JOHN A. LUCY, PATTY MCQUIRE, DAVID FRATTO, AND FRANCIS MELIVANT, WEST HOLLYWOOD in lieu of speaking, completed a citizen position slips opposing the thematic grouping and adoption of the survey.

Item 9.B. Commissioner Comments:

MEMBERS OF THE COMMISSION addressed previous comments regarding public noticing/community outreach. They stated the HPC's purview relating to items of this nature and advised members of the public to address their concerns at the next City Council meeting where the survey will be discussed.

COMMISSIONERS CHARLIE recommended there be an additional survey study period to review potential negative impacts to property owners and/or delay the survey to allow more community outreach and public awareness.

VICE-CHAIR LEVIN said the methodology of the study was administered correctly and provided adequate information for City Council (governing authority) to take further action. He too advised previous public speakers and members of the community to voice their concerns at the next City Council meeting where the survey will be discussed.

COMMISSIONER BLAIVAS spoke in favor of the survey findings and preparation of the survey but noted there were flaws with the process beginning with the survey. She recommended additional study concerning the survey and/or delay the survey to allow more community outreach and public awareness.

CHAIR OSTERGREN spoke in favor of the survey findings and preparation of the survey. She said the survey was conducted based on the Secretary of Interior Standards and meets their guidelines and regulations.

10. UNFINISHED BUSINESS: None.

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

HPC LIAISON JENNIFER ALKIRE discussed the following items:

- Annual HPC Event/Venue to be held May 22, 2017
- April 24, 2017 Meeting Agenda:
 - Robertson Lane Project (DEIR)
 - Sunset Offsite Signage Policy
- Sinatra Bungalow not under jurisdiction of West Hollywood; Los Angeles/DWP.

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

VICE-CHAIR EDWARD LEVIN expressed additional concerns about information brought forth by the West Hollywood Preservation Alliance regarding Item 10.A

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:41 pm to a regular meeting of the Historic Preservation Commission to **April 24, 2017, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 24th DAY OF APRIL 2017.



CHAIR GAIL OSTERGREN

ATTEST:



HISTORIC PRESERVATION COMMISSION
SECRETARY SHARITA ELLIES

NOTE: A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. *(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)*