



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Monday, July 28, 2014 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair Castro called the meeting to order at 7:01 pm.
  
2. **ROLL CALL:**  
Present: Chair Castro, Vice-Chair Charlie, Commissioners Allison, Levin, Ostergren, Rice, and Torgan.  
  
Absent: None.  
  
STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner and Danny Casillas, Acting-Commission Secretary.
  
3. **APPROVAL OF AGENDA:**  
*The Historic Preservation Commission is requested to approve the Agenda.*  
**Recommendation:** Approve the agenda of Monday, July 28, 2014 as presented. **Moved by Commissioner Levin, seconded by Commissioner Torgan and unanimously carried.**
  
4. **APPROVAL OF MINUTES:**  
*The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.*  
**Recommendation:** Approve the special meeting minutes of, June 30, 2014 as amended. **Moved by Commissioner Torgan, seconded by Commissioner Levin and unanimously carried.**

**COMMISSIONER LEVIN** requested the following corrections:

**Page 5:**

He said he does not see any detrimental impact to the Schindler House and **^although** it is conceivable that the proposed project may be slightly visible through the sleeping terraces on the roof of the Schindler House.

**Page 7:**

He reiterated the process of **things ^projects** of this nature and said it will be presented to the Planning Commission.

**COMMISSIONER TORGAN** requested the following corrections:

**Page 5:**

He said there will be little to no impact to the Schindler House and of the remaining two single family **residents ^residences**;

**COMMISSIONER OSTERGREN** requested the following corrections:

**Page 6:**

COMMISSIONER OSTERGREN spoke in favor of Staff's recommendation. She said the proposed plans have taken into consideration the beautiful mature trees. ~~that impacts to the Schindler House were compromised by its existing bamboo screen and other buildings years ago~~ **^The context of the Schindler house was compromised by other buildings years ago and the existing bamboo screen was in response to those changes.**

CHAIR CASTRO requested the following corrections:

**Page 1:**

*The Historic Preservation Commission (HPC) elected Commissioner Delphin* **^Delfin** "Danny" Castro,

**Page1:**

**a. ELECTION OF CHAIR.**

*The Historic Preservation Commission (HPC) elected Commissioner Delphin* **^Delfin** "Danny" Castro, by ~~acclimation~~ **^acclamation**

**b. ELECTION OF VICE-CHAIR.**

*The Historic Preservation Commission elected Commissioner Yawar Charlie,* by ~~acclimation~~ **^acclamation**

**Page3:**

JEANNE DOBRIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke about issues relating to Plummer Parks **^Park,**

**5. PUBLIC COMMENT:**

ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD congratulated Commissioner Allison on her appointment and spoke about the Art in Architecture event at the Neutra Institute Museum of Silver Lake, August 21, 2014 from 6:00 – 10:00pm.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding the need for a Commercial Building Survey and asked if the community can be of any assistance with encouraging its completion.

**6. CONSENT CALENDAR: None.**

**7. EXCLUDED CONSENT CALENDAR: None.**

**8. PUBLIC HEARINGS:**

- A. 8214 NORTON AVENUE:** Cultural Resource Designation and Rehabilitation Incentive Request. Change of Use from Apartments to Bed and Breakfast Inn at 8214-8218 West Norton Avenue.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the Staff Report of 8214-8218 W. Norton Avenue which was continued from the April 28, 2014 regular meeting of the Historic Preservation Commission.

She said the applicant submitted a supplemental research report for the property that details Jim Morrison's productive period at the Norton Avenue apartment.

The report includes scholarly references that indicate or directly mention the Norton apartment as his live-work space.

She noted for the record an error on page six of the staff report that refers to the rehabilitation incentive, where it states it would provide tax relief; should be corrected to state, "the incentive will help offset the high cost of repair and maintenance".

She said the property owner also submitted an Operating Profit and Loss Statement along with corresponding receipt and billing statements to supplement previous hardship documentation and said Staff found the costs for maintenance and repairs corresponded with the costs listed in the receipts and billing statements.

She said Staff recommends approval of the designation as a local Cultural Resource and also supports the request for a Rehabilitation Incentive from Apartments to a Bed and Breakfast Inn.

**Item 8.A. COMMISSIONER QUESTIONS TO STAFF:**

COMMISSIONER LEVIN asked if Staff agreed with Preservation Solutions report where it states that the property qualifies for designation based on Criterion B, *Example of Distinguishing Characteristics* or Criterion C only, *Identified with Persons or Events*.

HPC INTERN STEPHANIE CISNEROS said Staff endorsed Criterion C only.

COMMISSIONER ALLISON asked about comments listed in minutes from the previous meeting where it reflects 1969 as the date of Morrison's residency although the current staff report lists 1968.

HPC LIAISON EMILY STADNICKI said 1969 was the more conservative date based on resources that reflect that date.

COMMISSIONER OSTERGREN asked if the apartment building is currently Ellised.

APPLICANT CHERI WOODS said she was advised by the Department of Rent Stabilization to wait until the item was heard by HPC before Ellisling the building.

COMMISSIONER ALLISON asked if vacation rental/Air B & B profits were included in the current financial report.

HPC LIAISON EMILY STADNICKI said that information was not provided.

COMMISSIONER OSTERGREN asked why rental information was not provided in the profit and loss statements from August on for unit 8218 ½ . She asked why the application indicates that the conversion would provide sufficient revenue to properly rehab and maintain the building if there is no rental income.

HPC LIAISON EMILY STADNICKI suggested that the Applicant Representative address Commissioner Ostergren's questions in their presentation.

#### **ITEM 8.A. APPLICANT PRESENTATION:**

SHOSHANA JONES, APPLICANT REPRESENTATIVE/HISTORIAN, AND RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation. She said the property was nominated for designation under both Criterion B and C based on its history and relationship with singer/songwriter Jim Morrison.

She gave a brief presentation of Jim Morrison and Pamela Courson's history while living at the 8216 ½ Norton Avenue.

She provided statements as listed in documents of former girlfriend Patricia Kennealy and statements from former band member Robby Krieger.

She listed Jim Morrison and The Door's music accomplishments, Jim's writing and film production career as well as Jim's last interview with Rolling Stone Magazine at a neighboring apartment.

She said Jim Morrison's death certificate lists the Norton Avenue apartment as his last residence.

#### **ITEM 8.A. COMMISSIONER QUESTIONS TO APPLICANT:**

COMMISSIONER ALLISON expressed concerns about the accuracy of information provided about Steve Davis' comments, the recording dates of *Waiting for the Sun* and comments concerning Jim Morrison and Patricia Kennealy's relationship.

COMMISSIONER OSTERGREN expressed concerns regarding accuracy of documented information as well.

COMMISSIONER ALLISON asked about the 2005 interview with Applicant Cheri Wood in the L.A. Independent.

COMMISSIONER LEVIN asked the Applicant to explain their reason for nominating the property for designation under Criterion B.

GINGER WEATHERFORD, APPLICANT REPRESENTATIVE, ARCHITECTURAL HISTORIAN said the property is eligible for designation under Criterion B because of the Spanish Eclectic Architectural style.

COMMISSIONER OSTERGREN asked about the clarity of Steven Davis' comments provided on page thirteen of the Applicant's report. She said it was difficult to decipher between their interpretation and quotes by Mr. Davis.

SHOSHANA JONES, APPLICANT REPRESENTATIVE/HISTORIAN explained the comments and differences of interpretation as stated in the Applicant Representative's report.

**ITEM 8.A PUBLIC COMMENT:**

ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD, VICE-PRESIDENT WEST HOLLYWOOD PRESERVATION ALLIANCE spoke in favor of Staff's recommendation under Criterion C only.

He said the Alliance finds that the information provided supports the testimony that the Norton Avenue apartment was the home-base for Jim Morrison and also said information provided by John Ponder, Sunset Strip Historian regarding Jim Morrison and Pamela Courson's relationship, death certificate and the compelling information regarding the interior design information.

TAYLOR LOUDEN, RESIDENT OF THE CITY OF CULVER CITY spoke in favor of Staff's recommendation and said he strongly supports the designation under Criterion C.

DIONNE BENNETT, RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation. She said as Music Columnist of the Hollywood Reporter, she interviewed Jim Morrison at the Norton Avenue apartment on many occasions.

She said Pamela Courson lived there and said she supports the Bed and Breakfast Inn Rehabilitation Incentive which will bring tourism and revenue to West Hollywood.

KAREN ST CLAIR, RESIDENT OF VALLEY VILLAGE spoke in favor of Staff's recommendation. She gave an update regarding the door knob as discussed in a previous HPC meeting and agreed that the designation will bring tourism and revenue to West Hollywood.

STEVE MARTIN RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Staff's recommendation. He said he was generally in favor of the designation.

He said, as an Attorney, there was information and procedures overlooked by Staff. He said he was not aware of any judicial way of nominating a property as a designation on the basis of a death certificate.

He also said the architectural features should be taken in consideration as well as the relationship with Jim Morrison.

MEMBERS OF THE COMMISSION AND STAFF apologized for the oversights regarding information and procedures; all were a result of the sudden illness of a Staff member. Staff stated for the record that the agenda and agenda packet were both posted on the City's website.

**ITEM 8.A. PUBLIC COMMENT CLOSED.**

**ITEM 8.A. COMMISSIONER COMMENTS CULTURAL RESOURCE DESIGNATION:**

COMMISSIONER ALLISON spoke against Staff's recommendation. She said there was no legitimate proof of Jim Morrison's residency at the Norton Avenue Residence.

She said his most important albums were recorded prior to living at the Norton Avenue apartment and because of his constant travels it was difficult to prove Norton was his primary residence.

COMMISSIONER OSTERGREN spoke against Staff's recommendation. She agreed with Commissioner Allison's comments and said because of the nature of the nomination it was impossible to adequately obtain documentation that this was Jim Morrison's residence.

She said she was not comfortable nominating the property based on information cited, which leaves a great amount of room for interpretation.

VICE-CHAIR CHARLIE spoke in favor of Staff's recommendation. He said he agreed that there was room for interpretation with some of the information provided but also found that there was sufficient significant information to designate the property.

He said since this is a rental property it would be very difficult to obtain rental or lease information and said it merits designation based on the comments and written documentation that was provided.

COMMISSIONER TORGAN spoke in favor of Staff's recommendation. He said based on the oral testimony and the Staff report he found substantial evidence that supports Norton Avenue as Jim Morrison's primary residence from 1968-1971 which outweighed documentation that left room for interpretation.

He said the death certificate, which lists Norton Avenue as Jim Morrison's last address is a legal document.

COMMISSIONER LEVIN spoke against Staff's recommendation. He said the property definitely does not merit designation under Criterion B and also said he was not sure it meets the national threshold for designation under Criterion C.

COMMISSIONER RICE spoke in favor of Staff's recommendation. He said he agrees with Commissioner Torgan and Vice-Chair Charlie's comments. He said another factor of consideration was the nomadic type of culture in which Jim Morrison lived and said he supports the designation.

CHAIR CASTRO spoke in favor of Staff's recommendation. He said the information provided by co-band member, Robby Krieger was significant and said he believed the death certificate was a clear record of documentation.

He said the property merits designation based on Criterion C, particularly the association of his life and work during the years of 1968 and 1971.

COMMISSIONER TORGAN moved to approve Resolution No. HPC 14-110 with the following amendment, seconded by Commissioner Rice.

**Page 1, Section 2:**

The Historic Preservation Commission heard the continued matter on July 28, 2014.

**Action:** Recommend that The City Council approve Resolution No. HPC 14-110, the Local Cultural Resource Designation of the building located at 8214-8218 West Norton Avenue as amended. **Moved by Commissioner Torgan, seconded by Commissioner Rice and passes on roll call vote:**

**Ayes:** Castro, Charlie, Rice, Torgan  
**Noes:** Allison, Levin, Ostergren  
**Recuse:** None

**Absent: None**

**ITEM 8.A. COMMISSIONER COMMENTS REHABILITATION INCENTIVE:**

COMMISSIONER TORGAN spoke in favor of Staff's recommendation. He said he supports the Rehabilitation Incentive based on information provided in Exhibit D, Profit and Loss Statement for 2013 of the staff report.

COMMISSIONER LEVIN said there may be errors in the rental information. He also noted for record that the hardship listed in the profit and loss statement was a paper loss only primarily because the Applicant chose not to place a rental income value on the unit she herself occupies.

COMMISSIONER OSTERGREN requested clarification of the term that a Bed and Breakfast unit can be occupied. She said there appeared to be discrepancies listed on page seven of the resolution.

STAFF AND THE COMMISSION explained that the timeframe was thirty-days and requested that if the information was inaccurate the resolution be corrected and brought back to the Commission as a Consent Calendar Item at the August 25, 2014 regular meeting of the HPC.

VICE-CHAIR CHARLIE spoke in favor of Staff's recommendation to approve the Rehabilitation Incentive; he said the proposed project was perfect for the neighborhood.

COMMISSIONER OSTERGREN, LEVIN AND STAFF discussed and requested corrections to the structure of page 8, Section 9.0 Rehabilitation Plan of Resolution No. HPC 14-111. HPC Emily Stadnicki said the Maintenance Plan will be removed from the Section 9.0. and added as a separate section.

COMMISSIONER TORGAN moved to approve Resolution No. HPC 14-111 as amended and that it be brought back before the Commission at the August 25, 2014 regular meeting, and seconded by Commissioner Ostergren.

**Action:** Approving a Rehabilitation Incentive in the form of a Change In Use from residential apartments to a Bed And Breakfast Inn located at 8214-8218 West Norton Avenue, (contingent on the approval of the Cultural Resource Designation by The City Council. **Moved by Commissioner Torgan, seconded by Commissioner Ostergren and passes on roll call vote:**

**Ayes: Castro, Charlie, Levin, Ostergren, Rice, Torgan**  
**Noes: Allison**



**Recuse: None**

**Absent: None**

**B. 1275 N. SWEETZER AVENUE:** The Applicant is requesting the approval of a Mills Act Contract.

**Action:** Continued to the next meeting of the Historic Preservation Commission scheduled for, Monday, August 25, 2014.

**9. NEW BUSINESS:** None.

**10. UNFINISHED BUSINESS:** None.

**11. ITEMS FROM STAFF:**

STAFF LIAISON, EMILY STADNICKI addressed the following upcoming items/events:

- 8232 Santa Monica Boulevard (Irv's Burger Stand) will be brought before the Commission to be agendized on either of the next two meetings pending action taken at the next Director's Hearing Meeting.
- Technical Advisory Committee Meeting August 19, 2014
- Reschedule August 25, 2014 Regular Meeting to September 2<sup>nd</sup> or 3<sup>rd</sup>.
- West Hollywood's 30<sup>th</sup> Year Anniversary Celebration; Coordinate efforts with upcoming HPC Celebration and create subcommittee – agendize next HPC meeting.

HPC INTERN, STEPHANIE, CISNEROS addressed the following upcoming items/events:

- 1275 N. Sweetzer (Fountain Lanai) – Mills Act Contract to be agendized.
- Commission did not receive the CLG Grant for 2015; will work to improve the application and apply again next year.
- The Annual Congress of Commissions and Advisory Boards Conference are tentatively scheduled October 2014.

**12. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN commended Staffs efforts towards applying for the CLG Grant.

COMMISSIONER OSTERGREN also commented about the CLG Grant and previous requests for a possible Sunset Strip or Commercial Survey.

CHAIR CASTRO commented regarding potential future items similar to Item 8.A discussed at tonight's meeting.

COMMISSIONER ALLISON commented regarding the proposed Factory project and requested an update from Staff.

COMMISSIONER LEVIN commented regarding a request to agendaize discussion of the Commissions Review Authority.

**13. PUBLIC COMMENT:**

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the proposed project at 8214-8216 W. Norton Avenue as well as other PRE 1920 properties on Norton Avenue that are potential resources

GEORGE CREDLE, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding Commissioner Levin's comments relating to the Commissions Review Authority and a need for a General Survey.

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:42 pm to a regularly scheduled meeting of the Historic Preservation Commission on Monday, August 25, 2014, 7:00p.m. at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 2<sup>nd</sup> DAY OF SEPTEMBER 2014.



CHAIR DANNY CASTRO

ATTEST:



HPC STAFF LIAISON EMILY STADNICKI