



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
Tuesday, September 02, 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.

Absent: Commissioner Torgan.

STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner, Antonio Castillo, Associate Planner and Sharita Ellies, Commission Secretary.

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the Special meeting agenda of Tuesday, September 02, 2014 as amended. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried; noting the absence of Commissioner Torgan.**

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, July 28, 2014 as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Charlie and unanimously carried; noting the absence of Commissioner Torgan.**

COMMISSIONER LEVIN requested the following corrections:

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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 collect/list rental income **^place a rental income value on the unit she herself occupies.**

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COMMISSIONER LEVIN commented **^commended** Staff's efforts towards applying for the CLG Grant.

COMMISSIONER RICE requested the following corrections:

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He said another factor of consideration was the nomadic timeframe **^type of culture** in which Jim Morrison lived and said he supports the designation.

5. PUBLIC COMMENT:

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD thanked the Commission for their efforts of keeping the public aware of proposed projects within the City and also spoke regarding the City's Historic Resources Survey of commercial properties initiated by Councilmember Prang.

6. CONSENT CALENDAR:

- A. 8214-8218 W. NORTON AVENUE:** The Historic Preservation Commission shall approve the changes to Resolution No HPC 014-110 and Resolution No HPC 014-111 as requested by the Commission at the July 28, 2014 meeting.

COMMISSIONER'S LEVIN, OSTERGREN and ALLISON noted for the record their previous objection of Item 9.A. - 8214 Norton Avenue a Cultural Resource Designation and Rehabilitation Incentive request heard at the July 28, 2014 regular meeting of the Historic Preservation Commission.

Action: Approve changes to Resolution No HPC 014-110 and Resolution No HPC 014-111. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and passes unanimously by acclamation; noting the absence of Commissioner Torgan.**

7. EXCLUDED CONSENT CALENDAR: None.

8. PUBLIC HEARINGS:

- A. 1275-1285 N. SWEETZER AVENUE:** The applicant is requesting the approval of a Mills Act Contract for the property located at 1275-1285 North Sweetzer Avenue (Fountain Lanai).

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the staff report of 1275-1285 N. Sweetzer Avenue.

She stated the orientation and location of the subject property and said it consists of two two-story buildings located above a semi-subterranean garage consisting of a "C" shaped north building with facades along Fountain and Sweetzer Avenues and a south building that is rectangular and is perpendicular to Sweetzer Avenue.

She said the property was designed by notable architect Edward Fickett, was constructed in 1953 and is commonly known as "Fountain Lanai."

She said the primary entrance is on Sweetzer and is defined by an open-air passageway under a second-story walkway.

She said the buildings are wood frame construction with a cement plaster finish and vertical wood siding accents and both buildings have shed roofs with open overhanging eaves.

She said the second stories of both buildings have open, cantilevered balconies with canted parapets clad in vertical wood siding along the courtyard and street facades.

She said the building was designated in 2010 as an excellent example of work by a notable architect and listed its character defining features as well as its existing materials.

She said there were various issues negatively impacting its character defining features and the Mills Act contract was requested to offset the costs associated with proposed rehabilitation and maintenance projects.

She stated the proposed Work Plan and Fiscal Impact and said based on Staff's analysis, Staff recommends that HPC approve the Mills Act Contract as attached.

Item 8.A. COMMISSIONER QUESTIONS TO STAFF:

COMMISSIONER LEVIN asked if the installation of the new compatible security gates listed under the buildings envelope would be brought before the commission as a Certificate of Appropriateness (COA).

HPC INTERN STEPHANIE CISNEROS said yes it would be brought before the Commission as a COA.

ITEM 8.A. APPLICANT PRESENTATION:

JOHN LOCASCIO APPLICANT REPRESENTATIVE/HISTORIC RESOURCES GROUP AND RESIDENT OF THE CITY OF GLENDALE spoke in favor of Staff's recommendation for the Mills Act Contract and said he and other Applicant Rep's were available for questions.

ITEM 8.A. COMMISSIONER QUESTIONS TO APPLICANT:

COMMISSIONER LEVIN asked about the scope of work for the proposed installation of a new electrical system.

JOHN LOCASCIO APPLICANT REPRESENTATIVE/HISTORIC RESOURCES GROUP said the price listed was an estimate to upgrade the entire electrical system.

COMMISSIONER OSTERGREN asked if there was documentation of where the proposed jalousie windows would be installed.

JOHN LOCASCIO APPLICANT REPRESENTATIVE/HISTORIC RESOURCES GROUP said he has photo documentation of the completed work; primarily to windows that faced the interior courtyard walls which consisted of jalousie units and alternating with fixed plate glass windows.

ITEM 8.A PUBLIC COMMENT:

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to approve the Mills Act Contract.

ITEM 8.A PUBLIC COMMENT CLOSED.

ITEM 8.A. COMMISSIONER COMMENTS:

RECORDING SYSTEM FAILURE – COMMISSIONER COMMENTS UNAVAILABLE.

Action: Recommend to the City Council the approval of a Mills Act Contract for the property located at 1275-1285 North Sweetzer Avenue (Fountain Lanai). **Moved by Commissioner Levin, seconded by Commissioner Allison and passes unanimously by acclamation; noting the absence of Commissioner Torgan.**

- B. 8289-8293 SANTA MONICA BOULEVARD:** The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of the burger stand formerly known as Irv's Burgers, enclosure of a portion of the rear covered patio, an addition of a separate dry storage structure, and the construction of an outdoor dining counter associated with the integration of the burger stand with the existing Beach Nation restaurant. As a Rehabilitation Incentive, the applicant is requesting the waiver of one parking space required for the storefront addition.

STAFF ANTONIO CASTILLO gave a PowerPoint presentation detailing information as listed in the staff report of 8289-8293 Santa Monica Boulevard.

He said the burger stand and patio were designated as a cultural resource in 2005 and itemized the sites character-defining features as well as features that were not identified as character defining.

He stated the details of the proposed work plan and said the HPC previously approved a COA and Rehabilitation Incentive in 2011 to waive all parking spaces for the existing restaurant and the current request will extend the waiver to include one additional parking space

He said the rehabilitated burger stand will remain in its original use as a free-standing burger stand, thus maintaining its character, location, massing and street orientation.

He said the structure has undergone evolutionary changes but has not changed its essential function, general footprint or operational needs of the business.

He gave a brief description of the existing and proposed changes to the layout and auxiliary structure in the rear.

He said Staff's assessment of the proposed preservation and rehab work will not adversely affect the cultural resource, no demolition or removal of any character-defining features is proposed, the character-defining features will be maintained and the improvements will be in compliance with the Secretary of the Interior's Standards.

He said Staff has worked with the applicant to refine the scope of work and recommends approval of the application to the Commission.

Additionally, Staff supports the waiver of one parking space as a rehabilitation incentive as this parking reduction will not be detrimental to the surrounding neighborhood and because the proposed rehab and site improvements to the former Irv's Burger stand aim to achieve a complimentary and cohesive aesthetic for the entire site, while maintaining the original integrity of the resource.

Item 8.B. Commissioner Questions To Staff:

COMMISSIONER OSTERGREN asked if the repair to the roof listed in the 2011 COA was completed and if so, why was it listed in the proposed work as well.

STAFF ANTONIO CASTILLO said the work was completed and supplied photo documentation from the PowerPoint presentation which displayed the repairs to the corrugated materials of the roof and said it was listed in the proposed work plan on an as needed basis.

COMMISSIONER OSTERGREN asked for clarification of the material to be used on the counter.

STAFF ANTONIO CASTILLO referred Commissioner Ostergren's question to the architect.

COMMISSIONER ALLISON asked if Irv's Burgers will remain as a burger stand with food services available to the public from the counter.

STAFF ANTONIO CASTILLO said because the burger stand has the full kitchen facilities the request is to integrate both the burger stand with existing restaurant (Beach Nation) which does not have a full kitchen and will be accessible to patrons from the entrance of the existing restaurant.

CHAIR CASTRO asked if the existing parcel was divided by a fence and if the fence would remain.

STAFF ANTONIO CASTILLO affirmed that the parcel was divided by an existing wood fence but would be removed and replaced with concrete steps that will connect both patios.

Item 8.B. Public Comment:

PAUL KALT/APPLICANT REPRESENTATIVE, RESIDENT OF THE CITY OF SANTA MONICA spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive. He said the goal was to refurbish the existing burger stand with minor improvements to the roof and other existing features that require repairs.

He said to Commissioner Ostergren's question, the existing ceramic counter top would be replaced with stainless steel and the remaining ceramic tiles to the surrounding walls be kept intact with repairs to existing damaged areas as needed.

He said due to current health department regulations; service in its former fashion is not permitted and introduced Applicant Representative, Historic Architect Justine Leong, and Architect of Record Paul Tran available for questions as well.

COMMISSIONER OSTERGREN asked about the proposed demolition of 1/3 of the existing walls to the burger stand.

PAUL TRAN/APPLICANT REPRESENTATIVE, RESIDENT OF SANTA MONICA spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive. He said the existing diagram details the proposed entrance. He said the designation was not to the rear walls and would not affect its historic character defining features.

CHAIR CASTRO asked if the proposed work would include maintaining the double hung wood windows.

PAUL TRAN/APPLICANT REPRESENTATIVE said yes the windows would remain the same with minor refinishing to the existing paint.

He also said because the existing opening of the windows do not conform to the health departments required square footage previously discussed by Paul Kalt, service from the counter is not allowed.

CHAIR CASTRO asked about the plans for the existing pole sign.

PAUL TRAN/APPLICANT REPRESENTATIVE said the existing pole sign would remain the same with the exception of changing the name from Irv's Burgers to Beach Nation.

COMMISSIONER LEVIN asked if the proposed work to the corrugated roof was driven by the Applicant believing the image of Irv's Burgers in Linda Ronstadt's album cover was the original roof configuration.

PAUL TRAN/APPLICANT REPRESENTATIVE said yes it would be redesigned to the same configuration.

JUSTINE LEONG/APPLICANT REPRESENTATIVE spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

She submitted the original Linda Ronstadt album cover for review to the Commission and said based on the original photograph, the existing materials are in very poor quality but the applicant would restore the stand as close to its original quaint style as it appears in the photo as possible.

COMMISSIONER LEVIN said the image of the burger stand was not the original configuration and said the proposed work should not be based on the album cover.

JUSTINE LEONG/APPLICANT REPRESENTATIVE said there was not enough documentation from 1946 to define the original configuration of the roof which was why the proposed work was primarily the result of documentation from 1964.

STAFF ANTONIO CASTILLO said the corrugated roof was reintroduced in this request because it was listed as character defining feature in the original resolution adopted by the City Council (see Exhibit B., page 3 section 9)

VICTOR OMELCZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He said assigning a Historic Preservation Architect was an excellent idea and would assist with protecting and preserving its architectural history. He said the request is in compliance with City Councils original

designation and commended the property owner for their proposal to rehabilitate an existing Cultural Resource.

ROY OLDENKAMP RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He suggested that a plaque be erected at the site which would be a reminder of the burger stands origin, character defining features, changes as well as a potential tourist attraction.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

She said she concurred with previous public comments from Victor Omelczenko and Roy Oldenkamp regarding property owner's interests to rehabilitate West Hollywood's cultural resources. She thanked Staff and Applicant Representative Paul Kalt for their work and said she hopes Great Hall Long Hall receives the same special attention towards detail.

Item 8.B. Public Comment Closed.

Item 8.B. Commissioner Comments:

VICE-CHAIR CHARLIE spoke in favor Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He said although Irv's Burgers will no longer be there it's good to know that the property owner was incorporating the old with the new and also maintaining its historic footprint as well as its integrity.

COMMISSIONER ALLISON spoke against Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

She said under different circumstances she'd approve the project however, because it is a designated resource and brought before the HPC she could not support the proposed changes. She said the preservation aspect of the site would not be kept intact.

COMMISSIONER OSTERGREN spoke against Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

She said the proposed changes are not clearly listed. She said the drawings and descriptions do not clearly list the changes to the enclosure

of the patio or the new construction of the proposed enclosed storage space.

She said the changes do not meet standard 9 requirements of maintaining spatial relationships that characterize the property. She said the integrity of the footprint has been compromised, the scale of the new addition overwhelms the scale of the original building and the proposed materials differentiate and are not compatible with the original material of Irv's.

She said during at the January 2011 HPC meeting the applicant indicated that Irv's would be separated from the new development by a reclaimed wood fence.

COMMISSIONER LEVIN spoke against Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He said although well intentioned, the proposal has wrong elements. He said the designation was to the building not the site. He said the proposed changes to the existing designation are not coherent and should conform to the existing site not the existing site conforms to the proposal.

He said the changes would not maintain the original configuration as a burger stand and would jeopardize its current designation status.

COMMISSIONER RICE spoke against Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He said the integrity of the existing stand would be lost in the proposed changes and the new use adjacent to it.

He acknowledged that the colors of the character defined features would be maintained and that the economic viability of the building was a challenge to the owners.

He said the suggested historic placard would be nice but would not be reminiscent of the fifty year old burger stand that once stood there.

CHAIR CASTRO spoke in favor of Staff's recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive.

He said the original designation of the site was questionable and the integration and improvements would not take away from the existing burger stand.

He said the integration would maintain its initial form and it will not cause the burger stand to stand alone. He said without the proposed changes, the designation will go further into disrepair.

The Commission and Applicant/Architect discussed at length the possibility of a revised plan to allow the proposed changes but not affect the existing designation, its use or its footprint.

COMMISSIONER LEVIN moved to continue Item 8.B. to the next regular meeting of the Historic Preservation Commission, seconded by Commissioner Rice.

Action: Continue Item 8.B. 8289-8293 Santa Monica Boulevard; recommendation to approve the Certificate of Appropriateness (COA) and Rehabilitation Incentive for the burger stand formerly known as Irv's Burgers to the next meeting of the Historic Preservation Commission scheduled for, Monday, October 27, 2014. **Moved by Commissioner Levin, seconded by Commissioner Rice and unanimously carried; noting the absence of Commissioner Torgan.**

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **ITEMS FROM STAFF:**

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

- Stake holders past and future meetings for the development of Multi-Family Incentives for historic properties.

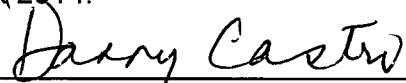
12. **HISTORIC PRESERVATION COMMISSIONER COMMENTS:** None.

13. **PUBLIC COMMENT:**

VICTOR OMELCZENKO, RESIDENT OF THE CITY OF WEST HOLLYWOOD commented regarding the Commission's efforts of creating a Commercial Building Survey and asked that a mass email be forwarded to the Public once officially completed.

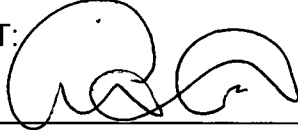
ADJOURNMENT: *Noting the cancellation of the August 25, 2014 meeting, the Historic Preservation Commission adjourned at 8:42 pm to a special scheduled meeting of the Historic Preservation Commission on **Monday, September 29, 2014, 7:00p.m.** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 27th DAY OF OCTOBER, 2014.



CHAIR DANNY CASTRO

ATTEST:



HPC STAFF LIAISON