



HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
MONDAY, JANUARY 25, 2016 – 7:00 P.M.

1. CALL TO ORDER

at 7:30pm

2. ROLL CALL

Present: Chair Charlie, Vice-Chair Ostergren
Commissioners Allison, Blaivas, Levin and
Anthony

Absent: Commissioner Bonacci

STAFF PRESENT:

Rachel Dimond HPC Liaison, Dereck
Purificacion, Associate Planner, Stephanie
Reich, Urban Designer and Sharita Ellies,
Commission Secretary

3. APPROVAL OF AGENDA:

The Historic Preservation Commission is requested to approve the Agenda.

Recommendation: Approve the agenda of Monday, January 25, 2016 as amended. **Moved by Commissioner Levin, seconded by Commissioner Anthony and unanimously carried; noting the absence of Commissioner Bonacci.**

COMMISSIONER BLAIVAS noted for the record concerns regarding discrepancies with previously noticed public hearing items and the posted meeting agenda, particularly change of venue, time and lack of community awareness.

HPC LIAISON RACHEL DIMOND noted for the record the change of meeting time from 7:00pm to 7:30pm to accommodate members of the public.

COMMISSIONER LEVIN moved to hear Item 11.B. before Item 10.A. **seconded by Commissioner Anthony and unanimously carried; noting the absence of Commissioner Bonacci.**

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 November 23, 2015 as amended. **Moved by Commissioner Levin seconded by Commissioner Allison and unanimously carried; noting the absence of Commissioner Bonacci and abstention of Commissioner Anthony and Vice-Chair Ostergren.**

5. Public Comment:

ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD AND PRESIDENT OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE, expressed concerns regarding a green fence around Irv's Burgers and said the City of Los Angeles's survey of

Historic LGBT sites is completed and recommends the survey source of reference for West Hollywood.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns with discrepancies with noticing the HPC meeting agenda and its negative impact on tonight's attendance.

Item 5.A. Public Comment Closed

6. **CONSENT CALENDAR:** None.

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

8. **PUBLIC HEARINGS:**

- A. **8653 SUNSET BOULEVARD:** The applicant is requesting to remodel two existing spaces of a new restaurant tenant. The request is subject to a Certificate of Appropriateness (COA) as it involves the alteration of a potential cultural resource.

STAFF DERECK PURIFICACION gave a powerpoint presentation of information listed in the staff report of January 25, 2016 for a Certificate of Appropriateness of the property located within the Sunset Plaza.

He said the COA is for the remodel of the interior and exterior of an existing potential resource on behalf of the tenant, and said it does not include additional square-footage.

He said Staff worked closely with the applicant to develop a project that will retain its historic character defining features as well as satisfy the needs of the applicant/owner.

He stated the changes that will affect the non-original doors and windows and said the original features and details such as roofs/canopies at the corners, moldings along rooflines, the pattern and symmetry on the front elevations will be preserved.

He said a new awning will be constructed to connect the two buildings with outdoor dining and said the proposed project complies with the Secretary of the Interior's Standards.

He said the impacts of the remodel are considered to be mitigated to a level less than significant, therefore Staff recommends approval of the project which will maintain all character defining features.

Item 8.A. Commissioner Questions To Staff:

COMMISSIONER LEVIN asked about original drawings, documents and photographs of the site and if the building is in its original condition.

STAFF DERECK PURIFICACION said the entire site is not in its original state however portions that will be retained are part of the original

architecture. He said there is a list character defining features and photos from the consultant that prepared the original survey.

COMMISSIONER ALLISON asked about the original installation date of the doors and windows.

COMMISSIONER BLAIVAS asked about the date of installation of the non-original bay windows.

COMMISSIONER ANTHONY asked if Staff has access to documentation relating to windows or doors.

STAFF DERECK PURIFICACION said there is no documentation of doors, original and non-original windows or access to that information but does have information from the original survey prepared by consultants.

COMMISSIONER LEVIN entered in the record original photographs of structure dating back to June 1966.

VICE-CHAIR OSTERGREN provided photographs from the 1930's.

COMMISSIONER ANTHONY asked about the following language of the Draft Resolution No. HPC 16-116, particularly "sufficient integrity", page 2 of 11 section:

B. The proposed work conforms to the prescriptive standards and design guidelines, if any, prepared by the Historic Preservation Commission for the particular resource, and to the Secretary of the Interior's Standards for Rehabilitation, and does not adversely affect the character of the cultural resource, in that the proposed interior and exterior remodel complies with the Secretary of the Interior's Standards for the Treatment of Historic Buildings (Standards), and both buildings would retain sufficient integrity to be considered contributing to the potential historic district. All original features and details would be preserved, thus the proposed work will not adversely affect the character of the cultural resource;

GPA CONSULTANT TERESA GRIMES addressed previous questions relating to historic photographs and building permits of the original structure.

She said the term "sufficient integrity" is a term from CEQA that explains continuity of change which includes but is not limited to, rehabilitation and/or restoration treatment options.

COMMISSIONER ALLISON asked Consultant Teresa Grimes about the statement that the moldings would be preserved but pictures/illustrations indicate that there were changes to the site and moldings were no longer there.

GPA CONSULTANT TERESA GRIMES said illustrations which are artist's renderings are not a good source of information and said the better option is the drawings.

COMMISSONER BLAIVAS asked about the potential negative impact to architectural detail of the existing arched window.

GPA CONSULTANT TERESA GRIMES said that type of alteration was common to a storefront as long as the arch remains and the size of the opening does not change.

Item 8.A. Questions to Staff Closed.

Item 8.A. Public Comments:

Applicant Presentation:

APPLICANT REPRESENTATIVE JEREMY FLETCHER spoke in favor of Staffs recommendation. He explained the intensions of the proposed changes by the property owner Chin Chin which include the preservation of character defining features, define a detailed connection with the new structure and Sunset Boulevard, and remove impediments and obstructions that would hinder proposed changes to the exterior and alley way.

VICE-CHAIR OSTERGREN asked about the existing molding and cornice to the green roof on the West building.

COMMISSIONER LEVIN asked about existing shutters to the upper windows on the West sides that have been removed.

APPLICANT REPRESENTATIVE JEREMY FLETCHER said the shutters were non-functioning and were in the alley way. He said they would replace the shutters if a requirement by the City.

Item 8.A. Commissioner Comments:

COMMISSIONER ALLISON expressed concerns with removing windows and doors that are considered to be character defining features of a potential contributing building.

APPLICANT REPRESENTATIVE JEREMY FLETCHER addressed Commissioner Allison's concerns by stating that the changes would resolve current spatial challenges to the northern side of the building and potentially enhance the indoor/outdoor experience for future restaurant guests.

COMMISSIONER LEVIN said the proposed spatial changes stated by the applicant were not permitted by the Secretary of Interior Standards for rehabilitation or the HPC and the changes will remove existing historic fabric.

VICE-CHAIR OSTERGREN expressed concerns with the proposed removal/replacement of the window with a door on the West building; altering the opening will remove historic fabric change spatial relationships.

The change to the door on the East building is less problematic due to previous changes made to it.

COMMISSINER BLAIVAS said she agreed with previous comments of Commissioner Levin and Vice-Chair Ostergren regarding changes to the spatial relationship of the existing structure and changes to architectural details.

MEMBERS OF THE COMMISISON stated that existing features (window, shutters and decorative iron work) were removed from the building (within time of application and public hearing) and work appears to have begun at the site.

APPLICANT JEREMY FLETCHER said work has not begun and the changes made to the site were permitted by Staff.

HPC LIAISON RACHEL DIMOND said the Applicant was authorized by Staff to do exploratory, internal demolition **AND** to remove signage and the canopy. She said the shutters and iron work remained as of December 2015.

COMMISSIONER ANTHONY expressed concerns with the organization of the applicants' application/presentation and the lack of details to support the proposed changes to features and details of the existing structure.

He said the changes could negatively impact its historic integrity and he could not support the recommendation.

CHAIR CHARLIE expressed concerns regarding the lack of historic and current photographs of the site. He said he agreed with previous comments by Commissioner's Levin and Anthony particularly non-compliance issues with the Secretary of Interior Standards.

He said the following proposed changes should be addressed by the applicant before the Commission could move forward with a recommendation: removing the bulkhead, the shutters, side decorative panels and changing the arched window to door as an entryway, removal of decorative features to a potential designated structure.

STAFF STEPHANIE REICH, URBAN DESIGNER said Staff and the GPA Consulting worked with the applicant to prepare tonight's presentation. She said the materials underneath the roofs at the corner was not original material hence its removal.

She requested further direction from the Commission regarding removing non-original material and methods of addressing the corner elements.

VICE-CHAIR OSTERGREN said there may be original materials at the east window on the west building and would like research of that area brought back before the Commission as well additional renderings to envision the finished building. She requested that historic images be addressed also.

COMMISSISONER ANTHONY recommended that the Draft Resolution No. HPC 16-116 be corrected to read a Resolution of the Historic Preservation Commission; currently listed as a resolution of the Planning Commission.

Commissioner LEVIN moved to continue the item to a regularly scheduled meeting of the HPC to address the following proposed changes: removal of the bulkhead, existing shutters and those recently removed, side decorative panels, change the existing arched window to a door/entry way and removal of decorative features to an potential designated structure.

Item 8.A. Public Comment:

MARK MONTGOMERY, OWNER, RESIDENT OF THE CITY OF LOS ANGELES commented regarding future and proposed development of Sunset Boulevard particularly outdoor dining. He requested an up/down decision regarding Item 8.A., requesting that the HPC deny the recommendation and item be addressed directly by the City Council.

He said he and Applicant Representative, Jeremy Fletcher previously worked with Staff to be in compliance with the City to no avail and asked for further direction from the Commission.

MEETINGING INTERMISSION – 8:27PM

MEETING RESUMED AT 8:30PM

MEMBERS OF THE COMMISSION AND STAFF concluded that Staff will work with GPA Consulting and/or the Applicant to comply with the appropriate treatment for the previously stated requests by the HPC.

Action: Commissioner Levin moved to continue Item 8.A. requesting to remodel the interior and exterior of two existing spaces of a new restaurant tenant to the February 22, 2016 Historic Preservation Commission meeting.

The Commission recommended that Staff bring back a resolution for approval and a resolution for denial. **Moved by Commissioner Levin, seconded by Commissioner Allison and passes unanimously by acclamation noting the absence of Commissioner Bonacci**

- B. 972 – 974 N. SAN VICENTE BOULEVARD:** The applicant is requesting review of a potential Local Cultural Resource Designation of a multi-family property containing two structures constructed in 1905 and 1946, located at 972-974 San Vicente Boulevard in West Hollywood, with the intention of de-listing the property as a Local Cultural Resource due to its lack of integrity in original design as part of the Sherman Thematic grouping.

RACHEL DIMOND, HPC LIAISON gave a powerpoint presentation of information listed in the staff report of January 25, 2016 to deny a designation application for the structures. She stated the purpose of the proposed item and gave a brief description of the structure which is part of the Laramont addition to the Old Sherman Thematic Grouping, a sub-division created in 1902.

She stated the origin of the Old Sherman Thematic Grouping and gave a brief history of the selection process to include its existing ten-10 properties.

She said there are two existing structures on the site and said there have been numerous changes to the property. She said there are no original pictures of the property but there are remaining properties in the area that will suffice as representative of Old Sherman.

She noted renovations and changes to the front porch, additions to the rear house, various additional windows & fixtures etc. She said the roof maintains its original shape with additions as well.

She said the property was listed in both the 1986 and 2008 surveys as a potential resource. She said the 1946 rear addition was not mentioned in either survey and gave a description of its existing and renovated features.

She stated the existing character defining features of the original structure, its modifications and said although they generally remain in place; have been altered.

She said after Staff's review of the history of the property and its structure, Staff finds that the integrity of the structure does not remain and recommends approval of the application which is denial of recommendation of the nomination application.

She said the structure and site lack integrity of setting and due to significant changes to the property and structure, Staff believes the building lacks integrity of materials and workmanship.

Item 8.B. Questions to Staff:

VICE-CHAIR OSTERGREN recommended that Old Sherman Thematic District be revised to list previously designated building to the district.

Item 8.B. Public Comment:

ITEM 8.B. OWNER PRESENTATION:

ANN-MARIE VILICANA, OWNER REPRESENTATIVE, REAL ESTATE BROKER AND RESIDENT OF THE CITY OF PASADENA spoke in favor of Staff's recommendation. She stated her history as an agent and said both she and Consultant HRG find that due to significant alterations to the interior and exterior of the property, it does not merit designation as a cultural resource.

ITEM 8.B. APPLICANT PRESENTATION:

NASIM KABLAN, APPLICANT, RESIDENT OF THE CITY OF LOS ANGELES, spoke in favor of Staff's recommendation. She emphasized that the property does not merit designation based on alterations and additions to the property and based on a report prepared by Consultant HRG. She said review of an adjacent property, 966 San Vicente which has more historic features intact was recently denied as a resource as well.

KRISY GOSNEY, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation. She submitted a letter and requested it be added as public record on behalf of West Hollywood Heritage Project (Kate Eggert and Krisy Gosney) which states there position regarding removing the subject project from West Hollywood's Historic Resources List and also read it into the record of recording.

KATE EGGERT, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation. She submitted a letter and requested it be added as public record on behalf of West Hollywood Heritage Project (Kate Eggert and Krisy Gosney) which states there position regarding removing the subject project from West Hollywood's Historic Resources List and also read it into the record of recording and expressed concerns regarding the HRG evaluation and the sites character defining feature.

APPLICANT NASIM KABLAN reiterated that the report submitted by consultant HRG was a non-biased report and also said the property does not merit designation based on era and would require extensive changes to restore it back to the period.

Item 8.B. Commissioner Comments:

COMMISSIONER ANTHONY requested clarification of status code information by the Consultant and the geography of the site in relationship to other panoramic sites.

COMMISSIONER BLAIVAS requested clarification of the boundary of Old Sherman in relationship to the site.

COMMISSIONER ALLISON commented regarding previous comments of integrity of setting.

COMMISSIONER LEVIN disclosed that his client previously was interested in purchasing the subject and a neighboring property. He said he did not discuss the agenda item with his client but did previously discuss the ARG report and DPR.

He commented regarding the reputable stability of both past and present reports prepared by consultants ARG & HRG. He said he agrees with the conclusions in the HRG report where it states the site does not maintain sufficient integrity.

He also said the site does not maintain integrity of design and character defining features have been removed. He commented regarding discontiguous issues with thematic districts and said he supports the recommendation of the resolution.

VICE-CHAIR OSTERGREN said she concurred with comments by Commissioner Levin; she supports the findings in the analysis prepared by HRG and too commented regarding the reputable stability of HRG.

CHAIR CHARLIE commented regarding the scope of the Commissions purview. He said he concurred with previous comments by fellow Commissioners. He said the property has undergone extensive changes and is too far outside of the thematic grouping.

COMMISSIONER LEVIN moved to approve Item 8.B. a recommendation to deny the designation application for the structures and property located at 972-974 San Vicente Boulevard as a local cultural resource.

Action: Commissioner Levin moved to approve Draft Resolution No. HPC-117 A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY CULTURAL RESOURCE DESIGNATION OF A BUILDING AND SITE LOCATED AT 972-974 N. SAN VICENTE BOULEVARD, WEST HOLLYWOOD, CALIFORNIA, AS A LOCAL CULTURAL RESOURCE. **Moved by Commissioner Levin, seconded by Commissioner Anthony and passes unanimously by acclamation; noting the absence of Commissioner Bonacci.**

9. NEW BUSINESS: None.

AGENDA Item 11.B. HEARD OUT OF ORDER AS AMENDED

MEETING INTERMISSION – 9:24PM

MEETING RESUMED AT 9:30PM

B. LEGAL TRAINING:

City Attorney, Lauren Langer of Jenkins & Hogin, LLP provided legal training related to commissions and historic preservation in West Hollywood regarding the following topics:

- The Brown Act
- Goals for Meeting Management and Tips for Conducting an Effective Meeting
- CEQA

COMMISSIONER LEVIN restated his original request for legal training which was the Commission's legal review authority for proposed projects that do not physically touch adjacent properties.

CHAIR CHARLIE advised members of the Commission that Commissioner Levin's request will be added to a future agenda.

10. UNFINISHED BUSINESS:

A. 2016 HISTORIC PRESERVATION COMMISSION EVENT:

HPC LIAISON RACHEL DIMOND AND MEMBERS OF THE COMMISSION discussed the following options concerning the May 13, 2016 Historic Preservation Commission Event:

- Potential Venue – The Schindler House
- Future Subcommittee Meeting
- Suggestions/Recommendations regarding event, email to Staff Liaison

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

- Future Environmental Impact Reports (EIR)
 - Robertson Lane Factory Project
- 2016 Commercial Survey
- Historic Designated Multi-Family Incentives Program – Stephanie Reich Urban Designer, Project Manager
 - Technical Advisory Group
 - Stake Holder Meetings
 - Tenant/Owner Meetings
 - Future Meeting with HPC - March 2016
 - Future Meeting with Rent Stabilization Commission (RSC) - April 2016
 - Future Meeting with Planning Commission (PC) – May or June 2016
 - Future Meeting with City Council – Summer of 2016
- Council Directive to HPC to review project/properties on Lexington; existing Craftsman Sites. Prepare Moratorium Ordinance to stop projects while the study is completed.
 - Projects on Lexington that are listed in the 2008 survey will take priority for review.

12. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ANTHONY thanked Chair Charlie for the success of tonight's meeting. He thanked Staff for the presentations and also for the legal training by the City Attorney.

COMMISSIONER BLAIVAS also thanked Chair for the successful meeting and members of the community for their attendance. She thanked Councilmember Duran for his recommendation of the craftsman item brought before the Commission.

She reiterated her concerns regarding public awareness and community outreach concerning commission meeting notification (venue, time etc.)

COMMISSIONER ALLISON also commended Chair Charlie for running a successful meeting and Commissioner Levin's input as well.

COMMISSIONER LEVIN said he appreciated Commissioner Blaivas' comments regarding the change of venue but noted that this is a one-time occurrence over the past 11 years of his service as a member of the HPC.

He said he too was glad to see that craftsman properties on the eastside were being considered. He requested that upon completion of the Cultural Resource section of the DEIR for properties on Lexington be submitted to the HPC as soon as possible.

He asked that his previous request for legal training and budget updates be added to an upcoming agenda.

He requested that the structure of the HPC's agenda be added to the next meeting agenda of the HPC, mainly to reverse the order of Item 12 - Public Comments and Item 13 - Commissioner Comments.

VICE-CHAIR OSTERGREN requested that when available, original photos of properties be added in agenda packet. She asked for an update regarding the green fence at Irv's Burgers.

CHAIR CHARLIE thanked everyone for their comments and also thanked Staff for their efforts to accommodate public concerning changes to tonight's meeting. He supports Commissioner Levin's recommendation to change the order of the HPC agenda.

He said he attended the kickoff meeting for the Commercial Survey which was very well attended and said the public appeared to be excited about the survey.

13. PUBLIC COMMENTS:

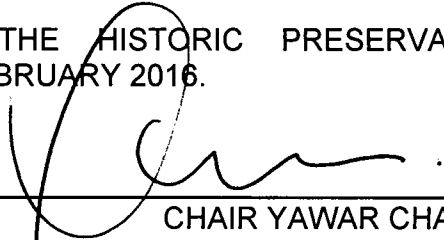
KRISY GOSNEY RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding her previous comments concerning Item 8.B. and HRG. She discussed her and Kate Eggert's love and efforts towards historic preservation.

KATE EGGERT, RESIDENT OF THE CITY OF WEST HOLLYWOOD concurred with all of Krisy Gosney's comments and reiterated the importance of designated properties within the Old Sherman District's. She expressed concerns with future projects of this nature and a potential Sherman bungalow on Larrabee.

Item 12.A. Public Comment Closed.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 10:20 pm to a regular scheduled meeting of the Historic Preservation Commission to February 22, 2016, 7:00PM at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22ND DAY OF FEBRUARY 2016.



CHAIR YAWAR CHARLIE

ATTEST:


HPC 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.)*