



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, MARCH 29, 2016 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Charlie called the meeting to order at 7:00 pm
2. **ROLL CALL**
Present: Commissioners Anthony, Blaivas, Bonacci, Allison, Levin, Vice-Chair Ostergren and Chair Charlie

Absent: None

STAFF PRESENT: Rachel Dimond HPC Liaison, Hannah Fong, HPC Liaison and Sharita Ellies, Commission Secretary
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the Agenda.
Recommendation: Approve the special meeting agenda of Tuesday, March 29, 2016 as presented. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren 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 meeting minutes of February 22, 2016 as amended. **Moved by Commissioner Levin seconded by Commissioner Allison and unanimously carried.**
5. **PUBLIC COMMENT:**

STEPHANIE HARKER, RENT STABILIZATION LIASON AND RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke regarding the consultants preparing the multi-family historic incentives program.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **PUBLIC HEARINGS:**

A. **1311-1317 N. Hayworth Avenue:** Continued from the February 22, 2016 HPC meeting. Request for Cultural Resource Designation and Mills Act Contract for property located at 1311-1317 North Hayworth Avenue, West Hollywood, California.

STAFF HANNAH FONG gave a PowerPoint presentation summarizing information listed in the March 29, 2016 staff report for a Cultural Resource Designation (CRD) and Mills Act Contract.

She stated the project location, zoning information, date of construction, its site history and surrounding area conditions. She said the subject property was identified as a potential contributor to a potential Garden Court Thematic Grouping which was denied by City Council to date but does merit designation as an individual resource.

She said the property is eligible under Criterion A1 and said the subject property exemplifies special elements of the City and embodies distinctive characteristics of a period, method, style, or type of construction as a Spanish Colonial Revival style of architecture that exhibits the characteristics of a garden court apartment property type.

She said the request for a Cultural Resource Designation is being pursued concurrently with a request for a Mills Act Contract and all information relating to the contract is included in the agenda packet (see Exhibit C). She quoted the tax savings and the total cost for the restoration and rehabilitation plan as noted in Exhibit C as well.

Item 8.A. Commissioner Questions To Staff:

COMMISSONER LEVIN asked for clarification and public documentation if the CRD application was brought before the Commission by the property owner and asked for clarification if the Garden Court Thematic Grouping was affirmatively reviewed and denied by City Council.

STAFF HANNAH FONG said yes the CRD application was brought forward by the property owner and yes the City Council affirmatively denied the request for the Garden Court Thematic Grouping.

Item 8.A. - Applicant Presentation:

APPLICANT REPRESENTATIVE LAURA CARIAS OF CHATTEL, INC. AND RESIDENT OF THE CITY OF SHERMAN OAKS spoke on behalf of the President of Chattel Inc. and the property owner in favor of Staff's recommendation.

She gave a PowerPoint presentation detailing the subject properties date of construction, scale and number of units, and the contributing and non-contributing structures at the site.

She stated the structure's prominent character defining features and reiterated previous comments by Staff regarding criterion eligibility based on property type and distinctive characteristics of the spanish colonial revival architectural style.

She presented a pictorial review of the screen wall, driveway and additional features within the building. She said the owner was advised to mimic existing character defining features within the courtyard for future restoration projects.

She said the Mills Act Contract included a proposal to replace the existing roof and said with the exception of the clay tile, the owner completed the roof replacement February 2016.

She explained the components of the scope of work for exterior improvements of the subject property and also stated the proposed rehabilitation plan which also includes a comprehensive landscaping plan.

She said that although not included in the contract, the owner plans to maintain the interior of the site and the noncontributing garages as well.

She said although the buildings at the rear of the site are noncontributing, it is requested that the owner be allowed flexibility regarding future development projects.

Item 8.A. Commissioner Questions To Applicant:

COMMISSIONER BLAIVAS asked for clarification regarding future development of the noncontributing garages.

APPLICANT REPRESENTATIVE LAURA CARIAS OF CHATTEL, INC. said the request was for probable future upgrades of existing features.

COMMISSIONER BLAIVAS asked if the existing fire places within of the interior structures were decorative or functioning.

APPLICANT REPRESENTATIVE LAURA CARIAS OF CHATTEL, INC. said they are decorative only and are all sealed up.

VICE-CHAIR OSTERGREN asked how the garages were determined to be noncontributing structures.

APPLICANT REPRESENTATIVE LAURA CARIAS OF CHATTEL, INC. said the determination was based on existing utilitarian features such as alterations/additions to the existing roof and the pattern within the concrete grounds.

VICE-CHAIR OSTERGREN asked about conflicting information within the report and the application and also asked if the conflicts will become a part of permanent record upon project approval by the HPC.

STAFF LIAISON RACHEL DIMOND said conditions of approval can be submitted to list corrections for the conflicting information by the Commission prior to forwarding a recommendation to City Council.

CHAIR CHARLIE asked if the existing roof patios were a recent addition by a tenant and if the addition(s) will be addressed as a line item within the Mills Act Contract.

APPLICANT REPRESENTATIVE LAURA CARIAS OF CHATTEL, INC. said yes, the existing roof patios were added by a tenant as determined by the sanborn maps and there is a proposed structural line item to address the issue.

Item 8.A. Public Comments:

STEPHANIE HARKER completed a Citizen Position Slip in lieu of speaking in support of the recommended item.

Item 8.A. Commissioner Comments:

COMMISSIONER ANTHONY spoke in favor of Staff's recommendation. He said the report was thorough and supports the item.

COMMISSIONER BLAIVAS spoke in favor of Staff's recommendation. She too said the report was well written and supports the item.

COMMISSIONER BONNACI spoke in favor of Staff's recommendation and also said she supports the proposed item.

COMMISSIONER ALLISON spoke in favor of Staff's recommendation. She too said she supports the item.

COMMISSIONER LEVIN spoke in favor of Staff's recommendation but expressed concerns with technical issues within the staff report relating to project approval under Criterion A1, particularly information listed within the analysis which describes the site as a potential contributor to a Garden Court Thematic Grouping that was previously affirmatively denied by City Council (see page 5).

He also addressed the proposed fiscal impact of costs that will be incurred by the owner (see page 9 of 9).

VICE-CHAIR OSTERGREN spoke in favor of Staff's recommendation. She addressed previous comments by Commissioner Levin relating to approval under Criterion A1. She said she noted the issue of reference to the potential Garden Court Thematic Grouping; however the resolution read more concerning the property type as opposed to contributing to a thematic grouping.

She requested the following changes/additions to the resolution:

- Reconcile conflicting lettering of buildings

- Add wood entry doors and decorative hardware/ iron gates over peep holes of doors as character defining features
- Garages are not significant however rear motor court is a character defining feature.

She addressed line items within the Mills Act Contract regarding to maintenance and rehabilitation to noncontributing buildings at the site.

CHAIR CHARLIE spoke in favor of Staff's recommendation and said he was pleased with the property owner's request for the Mills Act Contract and the itemized financial information within it.

COMMISSIONER ANTHONY spoke in favor of Staff's recommendation and said he supports the item as it is currently written.

COMMISSIONERS LEVIN AND ALLISON vocalized support for the recommended changes to the resolution by Vice-Chair Ostergren.

COMMISSIONER LEVIN retracted his previous comments/concerns regarding Criterion A1 and said it was strictly in parenthetical reference.

COMMISSIONER ALLISON moved to approve Item 8.A. a recommendation to Adopt Draft Resolution No. HPC 16-119 as amended.

Action: Adopt Draft Resolution No. HPC 16-119 A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE LOCAL CULTURAL RESOURCE DESIGNATION OF THE PROPERTY AT 1311-1317 NORTH HAYWORTH AVENUE, WEST HOLLYWOOD, CALIFORNIA with a Mills Act Contract.

Moved by Commissioner Allison, seconded by Commissioner Anthony and passes unanimously by acclamation.

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:**

A. 2016 HISTORIC PRESERVATION COMMISSION EVENT:

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

- Scheduled Subcommittee meeting 04/04/2016 at 6pm with further details forthcoming
- Pacific Design Center (PDC) Venue confirmation forthcoming
 - Wolfgang Puck potential Caterer
- Public awareness methods requested:
 - Social media & City's Website to be utilized
 - HPC Event Information Item at future City Council meeting.

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

- Multi-Family Incentives moved to 04/25/2016 HPC Meeting
- Rehabilitation Incentives presented at the 04/14/2016 RSB Meeting and the next meeting of the HPC
- 7219 N. Hampton – Minor changes to historic apartment complex
- Staff, HPC and members of the public future training
- Irv's Current Construction – Fencing changed for security purposes
- 45-day Craftsman Moratorium extension will be requested at the next meeting of the City Council

COMMISSIONER ALLISON AND COMMISSIONER LEVIN expressed concerns regarding previous requests to review potential designations from the 2008 Survey; none brought before the HPC to date.

CHAIR CHARLIE reiterated Commissioner Allison and Commissioner Levin's concerns regarding potential designations from the 2008 Survey. He said the urgency should take precedence to limited Staff issues.

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ALLISON commented regarding tonight's Hayworth Avenue designation. She stated the importance of preservation of other sites and requested that more designations be brought before the Commission.

She commented regarding Irv's/Beach Nation's present construction and regarding previous statements by the property owner relating to the importance of approving his project considering it was crucial to his business but has since sold the property.

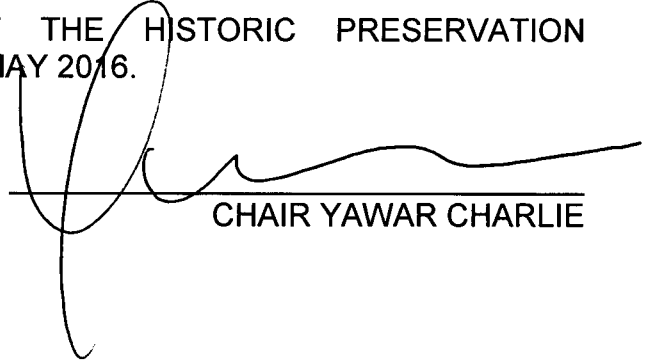
COMMISSIONER LEVIN also commented regarding compliance issues with repairs and rehabilitation of previously approved designations and Mills Act Contracts. He reiterated the importance of rectifying technical/language issues within proposed reports, resolutions and contracts prior to recommendations of approval as a governing body.

CHAIR CHARLIE suggested that the format of tonight's Hayworth Avenue Mills Act Contract be a template of costs for future applicants. He also said the Mills Act Contracts should be monitored with respect to owner compliance to repairs and rehabilitation.

He requested that social media pages be updated to reflect current HPC regular meetings and HPC Subcommittee meeting dates.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:03 pm to a regular meeting of the Historic Preservation Commission to **April 25, 2016, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 23rd DAY OF MAY 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.)*