



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 23, 2018 – 7:00 P.M.

1. **CALL TO ORDER** Chair Levin called the meeting to order at 7:00 pm
2. **SPECIAL ORDER OF BUSINESS:**
 - A. **ELECTION OF CHAIR:** The Historic Preservation Commission (HPC) elected Commissioner Christopher Winters as Chair of the Commission for a term through June 30, 2019. **Motion by Commissioner Yavari second by Commissioner Blaivas and passed by acclamation.**
 - B. **ELECTION OF VICE-CHAIR:** The Historic Preservation Commission elected Commissioner Kevin Yavari as Vice-Chair of the Commission for a term through June 30, 2019. **Motion by Commissioner LaJoie second by Commissioner Levin and passed by acclamation.**
3. **ROLL CALL**

PRESENT: Commissioners LaJoie, Blaivas, Charlie, Ostergren, Levin Vice-Chair Yavari and Chair Winters

ABSENT: None

STAFF PRESENT: Jennifer Alkire Senior Planner-AICP, Antonio Castillo Associate Planner, Mike Peterson, HPC Intern, Brian Matuck of Chattel Inc. and Sharita Houston, Secretary.
4. **APPROVAL OF AGENDA:**

The Historic Preservation Commission (HPC) is requested to approve the meeting agenda. **Action:** Approve the regular meeting agenda of Monday, July 23, 2018 as presented. **Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed by acclamation.**
5. **APPROVAL OF MINUTES:**

The HPC is requested to approve the minutes of prior Historic Preservation Commission meetings. **Action:** Approve the meeting minutes of June 26, 2018 as amended. **Motion by Chair Winters, second by Commissioner Levin and motion passed by acclamation; noting the abstention of Commissioner Charlie and Chair Winters.**
6. **PUBLIC COMMENT:**
7. **CONSENT CALENDAR:** None.
8. **EXCLUDED CONSENT CALENDAR:** None.

9. PUBLIC HEARINGS:

A. 8225 FOUNTAIN AVENUE:

MIKE PETERSON, HPC INTERN gave presentation detailing information reflected in the July 23, 2018 staff report. He said the item is a recommendation to City Council for a Mills Act Contract to rehabilitate the property located 8225-8237 Fountain Avenue (Patio Del Moro).

He stated the advantages of Mills Act Contracts, qualifying factors for the incentive, tax benefits and said the property meets the City's baseline criteria and is eligible for the contract.

He stated the details and character defining features of the property, its location and style and said it's one of several multifamily buildings designed by Arthur and Nina Zwebell.

He said Patio del Moro is listed individually on the National Register of Historic Places and as part of the North Harper Avenue Historic District. City Council designated the property as a cultural resource contributing to the Harper Avenue Historic District and later as a contributing building to the Courtyard Thematic District.

He said it exemplified special elements of the City's cultural, social, and architectural history; it possesses integrity of location, design, feeling, and association; it's identified with persons significant in local and national history and it's the work of notable architects/builders.

He said, although the property largely retains its character defining features; certain elements are in need of restoration and briefly stated the items in need of work.

He said Chattel Inc, did a pre-approval inspection and made recommendations to the proposed work plan submitted with the application which incorporates the City's primary recommendations, including seismic inspection in year one and creation of a tenant turnover plan to prepare for upgrades to individual units.

He said the work plan will be subject to a Certificate of Appropriateness and must be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

He requested that the Commission review the application for completeness, review the contract for adequacy, and make a final recommendation to the City Council regarding the desirability of executing the contract.

APPLICANT REPRESENTATIVES ANDREW GOODRICH AND SARAH DEVAN/ARCHITECTURAL RESOURCES GROUP (ARG) gave a presentation summarizing key points relating to the work plan.

He addressed the condition of the building, said it maintains historic significance and integrity, is approaching one-hundred years and said it has a number of deferred maintenance conditions.

He said both he and Sarah completed an inspection at the site, August 2017 which consisted of the exterior and interior spaces and of building systems. They documented their findings and developed the list of tasks.

He said ARG held a consultation with the property owner, met onsite with Staff and Chattel, Inc., and developed the revised work plan. He briefly discussed tasks related to structure, rehabilitation of deteriorating features, missing features, site and landscape/courtyard features and requirements listed within the maintenance plan.

Item 9.A. Commissioner Questions to Staff:

COMMISSIONER OSTERGREN asked about the estimated rehabilitation costs vs. the estimated tax savings.

VICE-CHAIR YAVARI asked about an estimated cost for seismic upgrades noted in the staff report.

Item 9.A. Commissioner Questions to Applicant:

MEMBERS OF THE COMMISSION, STAFF AND APPLICANT REPRESENTATIVES discussed the January 2018 Work Plan, the final Rehabilitation Plan and proposed maintenance schedule for repairs that require immediate attention.

Commissioner Ostergren recommended that the installation of the seismic shutoff valve and the inspection of the smoke detectors be prioritized in years one through five.

They discussed information relating to the proposed contingency plan, further discussed plans to restore/repair existing alterations to the exterior of the property noted within the staff report and Rehabilitation/Restoration Plan.

They expressed concerns with issues relating to damage to the interior of the building that could potentially impact the exterior, tenant occupancy and further discussed the contingency Turnover Plan.

They requested clarification regarding the estimated property tax savings and the estimated cost of the proposed rehabilitation tasks throughout the ten-year life of the contract. They also discussed the process of Mills Act Contract terms, periodic inspection schedules and noncompliant penalties.

Item 9.A. Public Comment:

ROY OLDENKAMP, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE (WHPA) commented in favor of Staff's

recommendation. He said the Alliance had concerns with the structural support to the exterior of the building but supports the item as presented.

Item 9.A. Public Comment Closed

Item 9.A. Commissioner Comments:

COMMISSIONER LEVIN commented in favor of the proposed Mills Act Contract and commended the owner and applicant for initiating the application. He said the existing challenges at the property are easily resolved. He said the proposed credit and benefits are adequately addressed within the work plan.

COMMISSIONER OSTERGREN commented in favor of the proposed Mills Act Contract. She said she agreed with Commissioner Levin's comments and previous comments by Commissioner Blaivas regarding protecting character defining features within the interior of the building.

COMMISSIONER BLAIVAS commented in favor of the proposed Mills Act Contract and said she agreed with comments from Commissioner Levin and Ostergren.

Although features within the interior of the building are outside the purview of the HPC, she reiterated her concerns with protecting its existing historic elements.

COMMISSIONER CHARLIE commented in favor of the proposed Mills Act Contract. He said he does not agree with the concerns regarding the interior of the building and supports the application as presented.

VICE-CHAIR YAVARI commented in favor of the proposed Mills Act Contract. He said the proposal was very thorough; he supports the application and does not have concerns with interior of the property.

COMMISSIONER LAJOIE commented in favor of the proposed Mills Act Contract and commended the owner and applicant for initiating the application. He supports concerns with the garage doors and the application as presented.

CHAIR WINTERS commented in favor of the proposed Mills Act Contract. He commended the owner and applicant for initiating the application, staff ARG and Chattel Inc. for their work preparing the item.

He said he shared the same concerns as Commissioner Ostergren with the estimated rehabilitation costs vs. the estimated tax savings and Commissioner Blaivas' concerns with the interior of the building. He said he was satisfied with the scope of work within the proposed work plan as presented and asked for direction from Staff regarding concerns with the interior.

APPLICANT REPRESENTATIVE ANDREW GOODRICH directed the Commission to Exhibit B, section 7, Restoration/Rehabilitation Plan concerning interior features of the property:

Description of Task:

- The Tenant Turnover Plan may also identify interior features that are historic, and attempt to retain these features to the greatest extent feasible (note that interior spaces of historic properties are generally not regulated by the City of West Hollywood). Notable interior features that may be addressed include hardwood floors, original tilework, fireplaces, interior trim, and original kitchen cabinets and fixtures.

COMMISSIONER CHARLIE moved to approve Public Hearing Item 9.A., a recommendation of approval to City Council for a Mills Act Contract; second by Commissioner LaJoie.

ACTION: Moved to approve the recommendation to City Council for a Mills Act Contract to rehabilitate the property located 8225-8237 Fountain Avenue (Patio Del Moro). **Motion by Commissioner Charlie, second by Commissioner LaJoie and motion passes unanimously on roll call vote:**

AYES: LaJoie, Charlie, Blaivas, Ostergren, Levin, Vice-Chair Yavari and Chair Winters
NOES: None
RECUSAL: None
ABSENT None

10. NEW BUSINESS:

- A. 7156 SANTA MONICA BOULEVARD:** Initiation of Cultural Resource Designation (CRD) proceedings for the building and trolley located at 7156 Santa Monica Boulevard. (Formosa Cafe)

STAFF, ANTONIO CASTILLO discussed information reflected in the July 23, 2018 staff report. He said the HPC directed staff during the June 26, 2016 meeting to place an item on the agenda to discuss initiating proceedings for nominating the Formosa Café.

Item 10.A. Commissioner Questions to Staff:

MEMBERS OF THE COMMISSION AND STAFF discussed initiation procedure/processes, benefits of CRD nominations and potential incentives for the property.

They discussed the period of significance listed on page two of the staff report and the request by the owner to postpone the item.

Item 10.A. Public Comments:

ROY OLDENKAMP, WEST HOLLYWOOD commented about renovations and features to the interior and exterior character defining features of the restaurant and said he supports the proposal.

Item 10.A. Public Comments Closed

COMMISSIONER LEVIN moved to approve Item 10.A, a recommendation for initiation of designation proceedings for the building and trolley located at 7156 Santa Monica Boulevard (Formosa Cafe).

CHAIR WINTERS opened the item for Commissioner Comments to Staff for further discussion after the motion.

Item 10.A. Commissioner Comments:

COMMISSIONER OSTERGREN commented about the period of significance, she recommended that other periods be reviewed as well as criterion.

ACTION: Motion to approve recommendation that the Historic Preservation Commission initiate Cultural Resource Designation proceedings by adopting the following resolution:

Draft Resolution No. HPC 18-130: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, INITIATING DESIGNATION PROCEEDINGS FOR THE BUILDING AND TROLLEY KNOWN AS FORMOSA CAFÉ LOCATED AT 7156 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

Moved by Commissioner Levin, second by Commissioner Ostergren and motion passes unanimously on roll call vote:

AYES: LaJoie, Charlie, Blaivas, Ostergren, Levin, Vice-Chair Yavari and Chair Winters
NOES: None
RECUSAL: None
ABSENT: None

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. HPC LIAISON JENNIFER ALKIRE provided the following updates:

- August 2018 Regular Meeting Agenda: El Palacio and the Lotus Rehabilitation Plan Updates.

- September 2018 Regular Meeting agenda:
 - Environmental Impact Report (EIR) French Market
 - Public Hearing Item Piazza del Sol
- Historic Multi-Family Incentives have been moved from the August 2018 City Council meeting agenda to October 1, 2018.

B. STAFF ANTONIO CASTILLO provided the following updates:

- 1302 Sweetzer Avenue (El Mirador) - Current renovations to the exterior windows as noted in the original development agreement.
- City of West Hollywood will be the honored recipient of a prestigious design award from the California Preservation Foundation for the Commercial Survey and Preservation Website; will be held at the Biltmore Hotel, October 19, 2018.

VICE-CHAIR YAVARI asked for an update regarding ongoing work at Irv's Burgers.

COMMISSIONER BLAIVAS asked if the Certificate of appropriateness work has begun and/or inspected at the El Palacio.

13. PUBLIC COMMENTS: None.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

VICE-CHAIR YAVARI thanked Staff for providing updates to existing projects within the City, for tonight's public hearing and new business presentation items and early distribution of the meeting agenda packets.

COMMISSIONER LAJOIE also thanked Staff for their work towards preparing tonight's agenda items and thanked the members of the public for their attendance.

COMMISSIONER CHARLIE thanked members of the public for their attendance and also thanked Staff for their work towards preparing tonight's agenda items. He expressed concerns about the changes to the previously designated resource, Irv's Burgers.

COMMISSIONER BLAIVAS also thanked Staff for tonight's public hearing and new business items and early distribution of the agenda packets to the HPC.

COMMISSIONER OSTERGREN advised Staff and the HPC that she will not be available to attend the August 2018 HPC regular meeting.

COMMISSIONER LEVIN congratulated Chair Winters on his appointment and briefly commented about details of the original designation and current construction at Irv's Burgers.

He commented about future nominations for cultural resource designation, recommending that the context of buildings, designated on larger sites be properly addressed.

MEMBERS OF THE COMMISSION thanked Commissioner Levin for his service as Chair and Commissioner Charlie for his service as Vice-Chair.

CHAIR WINTERS also thanked Staff for tonight's public hearing and new business items and for early distribution of the meeting agenda packet.

He thanked members of the HPC for his appointment as Chair and congratulated Vice-Chair Yavari on his appointment as well.

15. **ADJOURNMENT:** *The Historic Preservation Commission adjourned at 9:35 pm to a regular meeting of the Historic Preservation Commission on **August 27, 2018, 7:00PM** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 27th DAY OF AUGUST 2018.



CHAIR CHRISTOPHER WINTERS

ATTEST:



HISTORIC PRESERVATION COMMISSION
SECRETARY SHARITA HOUSTON

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.)*