



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 25, 2019 – 7:00 P.M.

1. **CALL TO ORDER** Acting Chair Charlie called the meeting to order at 7:00 pm
2. **SPECIAL ORDER OF BUSINESS:**
 - A. **ELECTION OF VICE-CHAIR.**
Members of the Historic Preservation Commission elected Commissioner Jake LaJoie as Vice-Chair for a term through June 30, 2019. **Motion by Commissioner Blaivas, second by Commissioner Ostergren and passed unanimously.**
3. **ROLL CALL**

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

ABSENT: Chair Winters

STAFF PRESENT: Jennifer Alkire, Senior Planner AICP/HPC
Liaison, Mike Peterson, HPC Intern, Roger
Rath Assistant Planner and Sharita Houston
HPC-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, February 25, 2019 as amended to address future calendar dates via email. **Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed.**
5. **APPROVAL OF MINUTES:**
The HPC is requested to approve the minutes of prior Historic Preservation Commission meetings.
Action: Approve the meeting minutes of January 28, 2019 as amended. **Motion by Commissioner Levin, second by Vice-Chair LaJoie and motion passed.**
6. **PUBLIC COMMENT:** None.
7. **CONSENT CALENDAR:** None,
8. **EXCLUDED CONSENT CALENDAR:** None.

9. PUBLIC HEARINGS:

A. 8743 SUNSET BOULEVARD REQUEST FOR LOCAL CULTURAL RESOURCE DESIGNATION:

ASSISTANT PLANNER ROGER RATH provided background information as outlined in the February 25, 2019 staff report, a request for local Cultural Resource, submitted by Andrew Goodrich of Architectural Resources Group (ARG), November 14, 2018.

He discussed information relating to property location, size, use, current and previous ownership (Actress Constance Bennett), its association with actors and members of the motion picture industry and the Screen Actors Guild (SAG).

He said the building is Georgian Revival style; was designed by notable architect James Dolena and addressed information concerning its character defining features.

He said the nomination meets the requirements of West Hollywood's Municipal Code Section 19.58.050; it exemplifies special elements of the City's architectural and economic history and possesses all of the aspects of historic integrity. He said the building meets the following criterion:

- Criterion A1; distinctive characteristics of its mid-1930's era of construction and retains sufficient integrity to convey its Georgian Revival Design.
- Criterion A3; reflects significant architectural patterns of Sunset Strip in providing buildings of luxury, elegance and sophistication.
- Criterion B; example of distinguishing characteristics of an architectural type and one of the few remaining examples of Regency Revival style.

Note: The building was identified as 5S3 by the commercial survey as eligible for local listing or designation as a contributor to an eligible district through survey evaluation.

- Criterion D: Notable work of Architect James Dolena; well-known architect for a high-profile clientele and for developing Georgian Revival style structures.

Staff recommends that the HPC adopt draft Resolution No. HPC 19-133, recommending City Council approve the nomination to designate 8743 Sunset Boulevard as a local cultural resource.

COMMISSIONER LEVIN disclosed that his company was responsible for the 2018 Certificate of Appropriateness and said because the work was completed a year ago, there was no need to recuse him.

Item 9.A. Applicant Presentation:

APPLICANT REPRESENTATIVE JEFFREY SEYMOUR spoke in favor of the nomination for cultural resource designation. He briefly commented about the nomination, the building's positive impact within the City and its eligibility for designation.

APPLICANT ANDREW GOODRICH, ARG provided a powerpoint presentation which addressed the buildings association with notable members of the motion picture industry, the Screen Actors Guild (SAG) and association with a notable architect.

He addressed alterations to the site and rehabilitation attempts to restore the building. He said the alterations did not negatively impact the buildings integrity or character defining features. He said the minor alterations to the site were not visible to the public right of way.

He said the building was identified as eligible for nomination in the 1986 Citywide Historic Resources Survey and again in the 2016 Commercial Survey and is individually eligible for designation as a Local Cultural Resource under Criterion A1, A3, B, and D.

He recommended that Criterion C be added as the site retains a high level of integrity for its period of significance and stated his findings regarding the periods of significance associated with: construction, notable members of the entertainment industry and associated with Architect James Dolena.

APPLICANT/OWNER CHRIS BONBRIGHT spoke in favor of the nomination. He commented about the buildings current condition and its positive influence and contributions to the history and fabric of the community.

Item 9.A. Public Comment:

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE/WEST HOLLYWOOD spoke on behalf of the Alliance in favor of Staff's recommendation. He commended the Applicant/Owner for the nomination and said he supports ARG's recommendation to include Criterion C.

LYNN RUSSELL, WEST HOLLWOOD spoke in favor of the nomination, but had concerns with the length of time to bring the item before the Commission. She said she supports previous comments by WHPA representative, Victor Omelczenko and commented about accomplishments of Architect James Dolena.

Item 9.A. Public Comment Closed

Item 9.A. Commissioner Comments:

VICE-CHAIR LAJOIE spoke in favor of Staff's recommendation and thanked owner Chris Bonbright for the nomination and upkeep of the building.

COMMISSIONER BLAIVAS spoke in favor of Staff's recommendation and thanked owner, Chris Bonbright for the nomination. She disclosed that she met with the applicant at the site. She expressed concerns about alterations to the building, existing signage and asked about the plaque dedicated to Constance Bennet at the building.

COMMISSIONER LEVIN spoke in favor of the designation. He said the property meets the criteria for Criterion C; associated with notable actress Constance Bennett and its association with SAG.

He moved to nominate the building as noted in the report by Architectural Resources Group (ARG) under Criterion A1, A3, B, and D and supports their recommendation to add Criterion C, for the reasons he stated.

ACTING-CHAIR CHARLIE spoke in favor of the recommendation for designation. He said he fully supports the nomination and the recommendation by ARG to add Criterion C.

COMMISSIONER LEVIN restated the motion to adopt Draft Resolution No. HPC 19-133 as amended; seconded by Commissioner Blaivas.

DRAFT RESOLUTION NO. HPC19-133: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY AT 8743 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE (CRD 18-0003).

Action: Approve Resolution No. HPC19-133, **Motion by Commissioner Levin, second by Commissioner Charlie and motion passed on roll call vote:**

AYES:	Acting-Chair Charlie, Vice-Chair LaJoie Commissioners Levin, Ostergren and Blaivas
NOES	None
ABSENT:	Chair Winters
ABSTAIN:	None
RECUSALS:	None

B. 1343 N. LAUREL AVENUE (LAUREL PLACE) REQUEST FOR CERTIFICATE OF APPROPRIATENESS TO DEMOLISH REAR PORTE-COCHERE AND EXTERIOR STAIRS.

HPC INTERN MIKE PETERSON gave a presentation detailing information as reflected in the February 25, 2019 staff report to demolish the rear porte-cochere and exterior stairs located at 1343 N. Laurel.

He said although Exhibit C, City Councils Resolution No. 94-1275 lists the year built as 1923, the sanborn map dated 1999 shows the structure previously in place and its year of construction is 1914.

He said the site was designated as a local cultural resource in 1994, it was donated to the City in 1997 by former owner, Elsie Linick Weisman, and it became a public park in 2011.

He said because the building was modified to four apartments in 1941 it would now be considered as a significant example of a multi-family-to-mansion conversion, and eligible as a 1941 resource.

He said the property has two porte-cocheres. Both built after the period of significance. The front-facing one is not part of the scope and is proposed for demolition.

He said the 1994 City Council resolution stated that the constructions over the driveway were "not historically significant."

He said the adjacent stairs were built during the period of significance but is utilitarian and are not considered character-defining by the City Council resolution. He said the wood has deteriorated beyond repair, making the stairs a safety issue.

He said Staff recommends that the request by the City's Facilities Division to demolish the second porte-cochere and remove the stairs be approved and said the changes will not diminish the cultural significance or historical value of the site.

Item 9.B. Public Comment:

APPLICANT REPRESENTATIVE HELEN COLLINS CITY OF WEST HOLLYWOOD FACILITIES MANAGER commented in favor of the request for a Certificate of Appropriateness to demolish the rear porte-cochere and exterior stairs.

She said the City mothballed the site in 2013/2014 until further direction by the Staff. She said Staff is now requesting that the porte-cochere and stairs be removed for both public and staff safety.

LYNN RUSSELL, WEST HOLLYWOOD spoke against Staff's recommendation. She expressed concerns with inaccurate timelines in the staff report and said the stairs were original to the building and should not be removed but possibly repaired or replaced.

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE/WEST HOLLYWOOD spoke on behalf of the Alliance against Staff's recommendation. He said the Alliance also found discrepancies in the staff report and within other supporting documents. He said the Stairs were original to the building and agreed that further research should be conducted.

Item 9.B. Public Comment Closed

Item 9.B. Commissioner Comments:

MEMBERS OF THE COMMISSION AND STAFF further discussed the request and potential work arounds of rehabilitation or restoration.

They addressed the existing location of the doors and the porte-cochere and discussed the importance of documenting the stairs as noted in Section 6, paragraph 2 of the draft resolution:

“Replacement of the stairs is not proposed at this time; however, the stairs shall be documented so that future replacement can be substantiated by sufficient physical or photographic evidence”.

Item 9.B. Commissioner Comments Closed

COMMISSIONER LEVIN moved to approve Staff’s recommendation, seconded by Vice-Chair LaJoie.

Action: Approve Draft Resolution No. HPC 19-134 as presented. **Motion by Commissioner Levin, second by Vice-Chair LaJoie and motion passes unanimously by acclamation.**

RESOLUTION NO. HPC 19-134: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE REAR PORTECOCHERE AND EXTERIOR STAIRS OF THE PROPERTY LOCATED AT 1343 N. LAUREL AVENUE, WEST HOLLYWOOD, CALIFORNIA.

10. NEW BUSINESS:

A. DISCUSSION AND APPROVAL OF HISTORIC PRESERVATION COMMISSION MEETING DATES FOR CALENDAR YEAR 2019:

- No discussion (see agenda amendment).

11. UNFINISHED BUSINESS:

A. HISTORIC PRESERVATION WORK PLAN UPDATE: Item previously discussed during January 28, 2019 HPC meeting. The Historic Preservation Commission will receive an update regarding the 2019 general work program for Historic Preservation.

HPC LIAISON JENNIFER ALKIRE gave an update about previous requests of the Commission relating to adding the following:

- Update to the 2008 Citywide Multifamily Historic Resources Survey
- Outreach/Education outreach

Item 11.A. Public Comment:

VICTOR OMELCZENKO, WEST HOLLYWOOD PRESERVATION ALLIANCE/WEST HOLLYWOOD spoke about the remaining properties from the 2008 Citywide Multifamily Historic Resources Survey, community

outreach and previous discussion about a potential Sunset Strip Historic District or Sunset Plaza Historic District.

Item 11.A. Public Comment closed.

Action: Direct Staff to forward recommendation of the Commission to the City Council subcommittee for design. **Motion by Commissioner Levin Second by Commissioner Ostergren and passes unanimously.**

12. ITEMS FROM STAFF:

HPC LIAISON JENNIFER ALKIRE provided the following update from Staff:

- Next three HPC meeting dates are holidays; next meeting of the HPC is a date to be determined (TBD)
- Annual HPC Event June 2019 location TBD

13. PUBLIC COMMENTS:

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LAJOIE thanked the members of the community for their attendance and the applicants for the public hearing projects.

COMMISSIONER BLAIVAS thanked the members of the community for their attendance and thanked Staff and fellow Commissioner for their service. She also commented about the possibility of designating Laurel Park at State level.

MEMBERS OF THE COMMISSION discussed the process of agendizing and nominating properties at local and state level.

15. ADJOURNMENT: *The Historic Preservation Commission meeting adjourned at 8:22 pm to a meeting date to be determined.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 24TH DAY OF JUNE 2019.



CHAIR

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.)*