



HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, OCTOBER 02, 2019 – 7:00 P.M.

1. **CALL TO ORDER** Chair LaJoie called the meeting to order at 7:01pm
2. **ROLL CALL**
PRESENT: Chair LaJoie, Commissioners Levin, Davidson and Dubin
ABSENT: Commissioner Ostergren and Charlie
STAFF PRESENT: Doug Vu Senior Planner AICP/HPC Liaison, Jennifer Alkire CHPP Manager, Roger Rath, Assistant Planner, Gurdeep Kaur, Assistant Planner and Sharita Houston HPC-Secretary.
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the agenda.
Action: Approve the special meeting agenda of Wednesday, October 02, 2019 as presented. **Motion by Commissioner Levin, second by Commissioner Davidson and motion passed.**
4. **APPROVAL OF MINUTES:**
A. August 26, 2019
Action: Continue to Monday, October 28, 2019. **Motion carried by the consensus of the Commission.**
5. **PUBLIC COMMENT:**
ROY OLDENKAMP, WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE spoke about Walking Tours on Sunset Strip and commended applicant/owners for nominating their properties for cultural designation.
CATHY BLAIVAS, WEST HOLLYWOOD spoke on the success of the redesign of the proposed project at 1201 N. Vista Street and thanked the Commission and members of the community for their support.
STEPHANIE HARKER, WEST HOLLYWOOD spoke about community involvement towards historic preservation and spoke in favor of the redesign of the proposed project at 1201 N. Vista Street. She thanked Jennifer Alkire and Staff for meeting with members of the community.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.

8. PUBLIC HEARINGS:

A. 9157-63 SUNSET BOULEVARD CULTURAL RESOURCE DESIGNATION: Request for Cultural Resource Designation for property located at 9157-63 Sunset Boulevard, West Hollywood, California.

STAFF ROGER RATH presented background information as listed in the October 02, 2019 staff report. He said the application was submitted by Andrew Goodrich of Architectural Resources Group (ARG) on May 23, 2019.

He talked about information relating to location and scale of the nomination and said the building was constructed in 1938. He addressed previous and current uses of the commercial space and said a freestanding billboard structure was installed in the 1960's.

He said the building is considered an excellent example of the Streamline Moderne style, was designed by Ronald J. Webb and constructed by C. Ralph Sentney.

He stated the character defining features of the building and said Staff believes that this nomination meets the City's criteria for designating a cultural resource under Criterion A1, A3 and B.

He said the building exemplifies or reflects special elements of the City's architectural and economic history and possesses all the aspects of historic integrity.

He said the building exemplifies the following criteria for *Special Elements of The City*:

- *Criteria A1*: Distinctive characteristics of a period, method, style, or type of construction
- *Criteria A3*: Geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or parking planning
- *Criteria B*: Example of distinguishing characteristics and one of the few remaining examples of Streamline Moderne style

Therefore Staff recommends that the Commission adopt the draft resolution recommending that the City Council approve the proposed nomination.

- **RECORDING SYSTEM FAILURE; ACTION ONLY INFORMATION FOLLOWING:**

Item 8.A. Applicant Presentation

APPLICANT ANDREW GOODRICH, ARCHITECTURAL RESOURCES GROUP (ARG) spoke in favor of Staff's recommendation and provided a PowerPoint presentation explaining information listed within the application documents.

Item 8.A. Public Comment:

ROY OLDENKAMP, WEST HOLLYWOOD/WHPA spoke in favor of Staff's recommendation.

LYNN RUSSELL, WEST HOLLYWOOD spoke in favor of Staff's recommendation.

CHAIR LAJOIE read into the record the following individuals in support of the item that completed Citizen Position Slips In Lieu of Speaking:

- ADRIAN HENRY MASON
- VICTOR OMELCZENKO
- CYNTHIA BLATT
- STEPHANIE HARKER
- CATHY BLAIVAS

Item 8.A. Public Comment Closed

MEMBERS OF THE COMMISSION, STAFF AND THE APPLICANT further discussed the details of the nomination; all spoke in support of Staff's recommendation.

Commissioner Levin moved to approve Staff's recommendation, seconded by Commissioner Dubin.

Action: Staff recommends that the Historic Preservation Commission adopt Draft Resolution No. HPC 19-142 as amended. **Motion by Commissioner Levin, second by Commissioner Dubin and motion passed unanimously on roll call vote:**

DRAFT RESOLUTION NO. HPC 19-142: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY AT 9157-63 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

AYES:	LaJoie, Dubin, Davidson, Levin
NOES	None
ABSENT:	Charlie, Ostergren
ABSTAIN:	None
RECUSALS:	None

B. 8901 SUNSET BOULEVARD CULTURAL RESOURCE DESIGNATION:
Request for Cultural Resource Designation for property located at 8901 Sunset Boulevard, West Hollywood, California (Whisky à Go Go).

STAFF GURDEEP KAUR presented background information as listed in the October 02, 2019 staff report. She said the application was submitted by Historic Resources Group (HRG) on behalf of the property owner (M&M Media) on May 14, 2019.

She stated the size, scale, characteristics of the art deco style building and said it retains sufficient levels of integrity and continues to convey its historic significance of: geographical location, design, setting, materials (with some exceptions), workmanship, feeling, and association.

She said the building is associated with two periods of significance; the initial development of the Sunset Strip and the cultural revolution of Rock-n-Roll in the 1960s. She said the building meets the following criterion:

- *Exemplifies Special Elements of the City:*
Criterion A1, A3 and A5
- *Example of Distinguishing Characteristics:*
Criterion B
- *Identified with Persons or Events:*
Criterion C

Therefore Staff recommends that the commission adopt the draft resolution recommending City Council approve the proposed nomination.

CHAIR LAJOIE recused himself from discussion of the item; lives within five hundred-feet of the building.

CHAIR LAJOIE appointed Commissioner Levin as Acting Chair for further discussion of the item.

STAFF JENNIFER ALKIRE CHPP MANAGER recommended that Staff open public comment to all members of the public to speak.

ACTING CHAIR LEVIN opened public comment.

Item 8.B. Public Comment:

DAN MORIN, WEST HOLLYWOOD spoke in favor of Staff's recommendation and spoke about the buildings history and association with members of the entertainment industry.

ADRIAN MASON, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and spoke about the buildings history, its association with the Sunset Strip and members of the entertainment industry.

SHELIA LIGHTFOOT, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and spoke about the buildings cultural history and its association with the Sunset Strip.

CYNTHIA BLATT, WEST HOLLYWOOD spoke in favor of Staff's recommendation. She commented about the uniqueness of the building and the cultural/social history of the Whisky à Go Go.

VICTOR OMELCZENKO, WEST HOLLYWOOD/WHPA spoke in favor of Staff's recommendation. He commented about the buildings cultural and social history and commended both ARG and HRG for the application documents/analysis.

STEVE MARTIN, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and spoke about the history of the building and about its iconic presence within the city.

ACTING CHAIR LEVIN read into the record the following individuals in support of the item that completed Citizen Position Slips In Lieu of Speaking:

- CATHY BLAIVAS
- ROY OLDENKAMP
- LYNN RUSSELL
- TERRY BOLO
- STEPHANIE HARKER

ACTION: Item continued to the October 28, 2019 HPC regular scheduled meeting due to lack of voting quorum. **Motion by Acting Chair Levin and passes unanimously by acclamation.**

C. 9009 W. SUNSET BOULEVARD CULTURAL RESOURCE DESIGNATION. (ROXY THEATRE): Request for Cultural Resource Designation of the Roxy Theatre Building at 9009 W. Sunset Boulevard, West Hollywood, California.

DOUG VU, HPC LIAISON presented background information as listed in the October 02, 2019 staff report. He said the application was submitted on behalf of the owner by Christine Lazaretto and Heather Goers from Historic Resources Group (HRG) on May 14, 2019.

He discussed location and size of the building and said it shares the 16,620 square-foot rectangular parcel with the Rainbow Bar & Grill building. He said the building, originally known as the Westside Market was constructed in 1936 and designed in the French Revival Style.

In 1956 the building was converted into a nightclub known as the Largo, which became an established presence on the Strip that operated until 1972 and has undergone several alterations.

He said the Roxy Theatre retains a majority of its character-defining features that conveys its historic identity during the 1973-1983 period of significance and listed the character defining features.

He discussed the nominations contributions to the Sunset Strip, its association with members of the entertainment industry, live plays and its impact on the musical development on the Sunset Strip.

He said the nomination is eligible for designation as a cultural resource under Criterion C for its association with the history of music and live entertainment in West Hollywood.

Therefore, Staff recommends that the Commission adopt Draft Resolution No. HPC 19-140, recommending that the City Council approve the proposed nomination.

Item 8.C. Public Comment:

APPLICANT, HEATHER GOERS, HISTORIC RESOURCES GROUP (HRG), WEST HOLLYWOOD provided a presentation on the history of the building and the Roxy Theatre nomination.

She talked about designer and Architect Paul Ecke Sr., notable nightclub owner, Chuck Landis and associate investors and addressed information about the original use of the nomination later converted from the Westside Market to the Largo Nightclub.

She talked about its neighboring nightclubs, music genres, comedy and adult entertainment venues, contributions by notable artists, its impact on rock-n-roll on the Sunset Strip and alterations to the building.

COMMISSIONER DUBIN asked if the nomination was eligible for state or national designation.

AARON GREEN, AFRIAT CONSULTING said local designation of the nomination was the only option of interest at this time.

DAN MORIN, WEST HOLLYWOOD spoke in favor of Staff's recommendation and briefly spoke about the buildings history in association with the Whisky à Go Go and the Rainbow Bar and Grill.

SHELIA LIGHTFOOT, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and the combined positive impact of the three venues (Roxy Theatre, Whisky à Go Go and the Rainbow Bar and Grill) within the City.

STEVE MARTIN, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and commented about the history of the building, its association with notable artists, its contribution to rock-n-roll history and thanked HRG for the presentation.

CHAIR LAJOIE read into the record the following individuals in support of the item that completed Citizen Position Slips In Lieu of Speaking:

- ROY OLDENKAMP
- LYNN RUSSELL
- TERRY BOLO
- ADAM HENRY MASON
- VICTOR OMELCZENKO
- CYNTHIA BLATT
- STEPHANIE HARKER
- CATHY BLAIVAS

Item 8.C. Public Comment Closed

Item 8.C. Commissioner Comments:

COMMISSIONER LEVIN commented in favor of Staff's recommendation and moved to approve the nomination as written, second by Commissioner Davidson.

Action: Staff recommends that the Historic Preservation Commission adopt Draft Resolution No. HPC 19-140 as presented. **Motion by Commissioner Levin, second by Commissioner Davidson and motion passed unanimously on roll call vote:**

AYES: Dubin, Davidson, Levin LaJoie
NOES: None
ABSENT: Charlie, Ostergren
ABSTAIN: None
RECUSALS: None

Draft Resolution No. HPC 19-140: **A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE ROXY THEATRE BUILDING LOCATED AT 9009 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.**

- D. 9015 W. SUNSET BOULEVARD CULTURAL RESOURCE DESIGNATION (RAINBOW BAR & GRILL):** Request for Cultural Resource Designation of the Rainbow Bar & Grill Building at 9015 W. Sunset Boulevard, West Hollywood, California.

DOUG VU, HPC LIAISON presented background information as listed in the October 02, 2019 staff report. He said the application was submitted on behalf of the owner by Christine Lazaretto and Heather Goers from Historic Resources Group (HRG) on May 14, 2019.

He discussed location and size of the building and said it shares the 16,620 square-foot rectangular parcel with the Roxy Theatre building. He said the building was constructed in 1935, designed in the Tudor Revival Style and was originally home to several European style cafés until it closed in 1968.

He discussed several alterations to the building dating from 1939 – 1989 and said the nomination retains majority of its character defining features which convey historic identity during the 1972-1982 period of significance.

He stated the buildings character defining features and discussed the buildings significance of association with the history of music in West Hollywood, particularly, rock-n-roll.

He provided background information about owner, Bob Gibson and associate investors Elmer Valentine, and Mario Maglieri.

He discussed historic events that were attended by numerous notable rock-n-roll artists and said Mikael Maglieri, present owner, continues to maintain a restaurant atmosphere conducive to today's rock-n-roll artists.

Staff finds that the nomination is eligible for designation as a cultural resource under Criterion C for its association with the history of music and live entertainment in West Hollywood.

Therefore Staff recommends that the Commission adopt Draft Resolution No. HPC 19-141 recommending that The City Council approve the proposed nomination.

Item 8.D. Public Comment:

APPLICANT, HEATHER GOERS, HISTORIC RESOURCES GROUP (HRG), WEST HOLLYWOOD gave a presentation on the time and events associated with restaurants, music and entertainment on the Sunset Strip as it related to the nomination, its location, past and present owners and a brief history of the Rainbow Bar and Grill restaurant.

She said owner, Bob Gibson and associate investors Lou Adler, Elmer Valentine, and Mario Maglieri were determined to open a restaurant exclusively for the rock-n-roll industry and spoke about contributions from the owners to their local community.

She said the nomination represents a distinctive position in the history of the Sunset Strip as a center for music and entertainment, and the developments impact to the music industry at a particular point in time and highlights the relational roll with Rock-n-roll artists of the entertainment industry.

She said the Rainbow Bar and Grill has hosted notable artists for the past fifty years and has been a notable contributor since the inception of the Rock-n-roll genre.

SHELIA LIGHTFOOT, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and the positive impact of the venue within the community and to generations past and present.

STEVE MARTIN, WEST HOLLYWOOD, spoke in favor of Staff's recommendation and commented about, the positive impact of the venue and its owners on the Sunset Strip.

CHAIR LAJOIE read into the record the following individuals in support of the item that completed Citizen Position Slips In Lieu of Speaking:

- ROY OLDENKAMP
- LYNN RUSSELL
- TERRY BOLO
- ADAM HENRY MASON
- VICTOR OMELCZENKO
- CYNTHIA BLATT
- STEPHANIE HARKER
- CATHY BLAIVAS

Item 8.D. Public Comment closed

COMMISSIONER DUBIN spoke in favor of Staff's recommendation and commended the applicant representative for the presentation. He recommended that the information/history provided tonight be included at their venues and also recommended that the applicant apply for state and national designation.

COMMISSIONER DAVIDSON spoke in favor of Staff's recommendation and agreed with Commissioner Dubins' comments. She commended the applicant representative for the presentation and thanked the community for their support.

COMMISSIONER LEVIN commented in favor of Staff's recommendation also agreed with Dubins' comments and thanked the members for the public for their attendance. He commended HRG for the presentation and moved to approve Staff's recommendation.

CHAIR LAJOIE agreed and supported previous comments of the Commission and requested a second.

COMMISSIONER DUBIN seconded the motion.

Action: Staff recommends that the Historic Preservation Commission adopt Draft Resolution No. HPC 19-141 as presented. **Motion by Commissioner Levin, second by Commissioner Dubin and motion passed unanimously on roll call vote:**

DRAFT RESOLUTION NO. HPC 19-141: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE RAINBOW BAR & GRILL BUILDING LOCATED AT 9015 W. SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

AYES: Dubin, Davidson, Levin, LaJoie

NOES None

ABSENT: Charlie, Ostergren

ABSTAIN: None

RECUSALS: None

9. **NEW BUSINESS:** None.

10. **UNFINISHED BUSINESS:** None.

11. **ITEMS FROM STAFF:**

HPC Liaison Doug Vu reported the following information to the Commission:

- October 28, 2019 regular meeting:
 - French Market review of redesign
 - Mills Act Contract
 - CLG Annual report

COMMISSIONER LEVIN reiterated the need to discuss public hearing Item 8.B. 8901 Sunset Boulevard at the October 28, 2019 HPC meeting.

12. **PUBLIC COMMENTS:**

LYNN RUSSELL WEST HOLLYWOOD commended Staff and tonight's Applicant representatives for the presentations and recommended that future HPC meetings be held in the Council Chambers.

STEVE MARTIN WEST HOLLYWOOD requested that tonight's agenda packets be provided to specific entities as resource of future reference and not recycled.

13. **HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER DUBIN commented about support of the redesign for proposed project at 1201 Vista discussed at the August 26, 2019 HPC meeting and requested an update for designated resource, 7119 Hampton or agenda for future discussion. He thanked the members of the public for their attendance.

STAFF JENNIFER ALKIRE provided an update about an existing COA for 7119 Hampton and said it does not have a Mills Act Contract.

CHAIR LAJOIE thanked members of the public for their attendance, thanked the Applicants for their presentations and addressed Vice-Chair Charlie's unexpected absence and his recusal.

14. **ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:47pm to a regularly scheduled meeting on **October 28, 2019** beginning at 7:00pm at Plummer Park 7377 Santa Monica Boulevard, Rooms 5 & 6, West Hollywood CA, 90046.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION
COMMISSION ON THIS 28th DAY OF OCTOBER 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.)*