



HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MONDAY, JANUARY 27, 2020 – 7:00 P.M.

1. **CALL TO ORDER** Chair LaJoie called the meeting to order at 7:02pm

2. **ROLL CALL**
PRESENT: Chair LaJoie, Vice-Chair Charlie, Commissioners Levin, Ostergren, Davidson, Dubin and Gallo

ABSENT: None

STAFF PRESENT: Doug Vu Senior Planner AICP/HPC Liaison, Consultant, Nels Youngborg Chattel Inc., and Danny Casillas Acting HPC-Secretary.

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the agenda.
Action: Approve the meeting agenda of Monday, January 27, 2020 as presented. **Motion by Commissioner Levin, second by Vice-Chair Charlie and motion passed.**

4. **APPROVAL OF MINUTES:**
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.
Action: Approve the meeting minutes of Monday, November 25, 2019 as presented. **Motion by Commissioner Levin, second by Vice-Chair Charlie and motion passed.**

5. **PUBLIC COMMENT:**

LYNN RUSSELL, WEST HOLLYWOOD provided handout to be entered into the public record concerning an email to the HPC regarding the topic "Damage To The Spirit of Historic Preservation, Its Policies and How To Prevent It".

6. **CONSENT CALENDAR:** None.

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

8. **PUBLIC HEARINGS:**

A. **8001 – 8003 SANTA MONICA BOULEVARD & 1105 N. LAUREL AVENUE: CULTURAL RESOURCE DESIGNATION.**

STAFF DOUG VU, SENIOR PLANNER/HPC LIAISON provided a presentation regarding information listed in the January 27, 2020 staff report.

He said the request is for removal of the building located at 8001-8003 Santa Monica Boulevard from the 2016 Commercial Historic Resource Survey's list of potential cultural resources, and a determination that the building located at 1105 North Laurel Avenue is not a cultural resource.

He addressed the details, location and history of both buildings and said the building located on Santa Monica Blvd was constructed in 1922 as a commercial building, is Spanish Colonial Revival design and converted to a medical building by the 1930's.

He said the Laurel Avenue building lacks features of any architectural style, was constructed in 1934 but substantially altered in 1951-52 and was converted to a school between 1975 and 1976.

He discussed substantial alterations to the 8001-8003 structure prior to the 2016 survey which somewhat compromised the historic integrity of the building which included removal of character defining features and additions; including new signage. He said other character defining features were removed in error under a building permit in November 2017 to re-roof the structure.

He said 8001-8003 Santa Monica Blvd building was determined eligible under criterion A3 of WHMC Section 19.58.050 for its association with the history of commercial development in West Hollywood as one of a small number of commercial buildings from the 1920s remaining on Santa Monica Blvd that were constructed as a direct result of the streetcar line (Sherman and Adjacent County Lands 1895-1925 theme).

He explained measure taken to ensure an error of this magnitude does not occur again and training concerning proper review of historic properties have been provided to divisions within the City.

He discussed the following timeline of events in greater detail:

- Pre-2016: Undocumented alterations to 8001-8003 Santa Monica Blvd. including replacement of all doors & windows and new canopies & awnings
- July 24, 2016: 8001-8003 Santa Monica Blvd building surveyed
- Dec. 2016 – Jun. 2017: City Council review of Commercial Survey
- Nov. 03, 2017: Building permit B17-0951 issued for re-roofing that resulted in removal of clay tile roofing, circular towers, coping and decorative wood beam
- Nov. 15, 2017: Designation opportunity letter sent to property owners
- Oct. 17, 2019: Designation application submitted

He said, due to the significant amount of alterations that have been made to the building at 8001-8003 Santa Monica Blvd over the years, it does not retain enough of its characteristics to adequately convey a sense of time

and place, does not meet the integrity thresholds for Design, Materials, Workmanship and Feeling and Association.

Additionally, the building at 1105 North Laurel Avenue does not meet any of the criteria for designation as a local cultural resource. Therefore, staff recommends denial of the designation to the City Council.

Item 8.A. Questions to Staff:

MEMBERS OF THE COMMISSION expressed concerns with information relating to designation eligibility information noted within the staff report and the windshield survey, concerns if the scope of work allowed removal of character defining features within the re-roof permit executed in 2017, measures taken to ensure permit information is current and accurate.

They also addressed information listed in the "Timeline" portion of Staff's presentation regarding designation opportunity letters mailed to property owners, City Council review of the Commercial Survey and the process of notifying property owners of potential designation eligibility and/or included within surveys. Vice-Chair Charlie said there was an adequate comment period and notification to members of the public.

Item 8.A. Public Comment:

APPLICANT PRESENTATION:

APPLICANT ANDREW GOODRICH ARCHITECTURAL RESOURCES GROUP (ARG) reiterated information addressed in Staff's Timeline Activity portion of his presentation and his conclusions.

He discussed ARG's assessment of the property, their methodology and conclusions prepared in 2019 which was based on the present state of the building.

He said their findings determined that the building did not retain sufficient integrity for listing as a potential local cultural resource within the survey and also said ARG determined that 1105 Laurel does not merit designation as a local cultural resource.

Item 8.A. Commissioner Questions to Applicant:

VICE-CHAIR CHARLIE asked if the present owner was the owner during the re-roof project and during the execution of the 2016 survey.

COMMISSIONER LEVIN asked about ARG's conclusion concerning Criterion A3 eligibility and if 8001-8003 Santa Monica Blvd met the requirement of being a contributing factor to the growth or development of the City.

Item 8.A. Public Comments:

CATHY BLAIVAS WEST HOLLYWOOD expressed concerns about the error of approving the re-roof project which compromised the integrity of the building and hopes a system is now in place that will protect other potential cultural resources.

STEPHANIE HARKER WEST HOLLYWOOD expressed concerns about the process of protecting potential and existing cultural resources from changes to their historic character by City Staff; or the lack thereof. She suggested that an annual inspection of resources be performed and the HPC possibly have more input and/or direct recommendation authority to Staff.

LYNN RUSSELL WEST HOLLYWOOD expressed concerns with the changes to the 8001-8003 Santa Monica Blvd building and the lack of due diligence on the part of City Staff to protect the structure from the changes. She commented about her public records request to the City to further review permits and documents concerning the re-roof.

VICTOR OMELCZENKO WEST HOLLYWOOD/WHPA expressed concerns regarding Staff's recommendation. He commented on the process and selection of properties included in the survey and said the WHPA does not support the removal of 8001-8003 Santa Monica Blvd from the list of potential resources. He requests that a system be put in place to ensure that another travesty of this nature does not occur again.

APPLICANT REPRESENTATIVE TODD ELLIOTT RESPONSE TO PUBLIC COMMENTS: None.

Item 8.A. Public Comments Closed.

Item 8.A. Commissioner Comments:

VICE-CHAIR CHARLIE stated for the record that he agrees that the changes to the subject property were inappropriate. He requested that additional research be done to determine if other permitted or unpermitted work was completed. He stated for the record that the City's application process is outdated and should be modified to prevent things of this sort from happening again.

COMMISSIONER DUBIN supported Commissioner Charlie's comments and said his greatest concern was the late survey notification process to property owners which in turn was counterintuitive to the purpose of the survey. He recommended that the process of review by the HPC and notification to property owners be reviewed and/or revised.

COMMISSIONER LEVIN expressed concerns about agendaizing a discussion item concerning notification and follow-up of surveys to members of the public and to potentially review the existing

permit/application process to ensure that permitting mishaps of this sort do not occur again. He suggested that Planning and Building & Safety interface in a manner that flags each other when permits are pulled for potential and/or existing cultural resources.

He said 8001-8003 Santa Monica Blvd does not meet Criterion A3 requirements for designation, it was substantially altered prior to the survey and therefore supports Staff's recommendation.

COMMISSIONER OSTERGREN said she supports Commissioner Levin's comments. She said the status of the structure was a series of unfortunate events and does not meet the criterion for designation.

CHAIR LAJOIE said he supports previous Commissioner comments and supports Commissioner Levin's recommendation to agendaize a discussion item to revise the existing permit/application process with the intent to prevent this from occurring again.

Item 8.A. Commissioner Comments Closed.

VICE-CHAIR CHARLIE moved to approve Draft Resolution No. HPC 20-144, second by Commissioner Dubin.

STAFF DOUG VU/HPC LIAISON briefly addressed the error of approving the re-roof permit and said he supports Commissioner Levin's recommendation to agendaize a discussion item to revise the existing permit/application process and/or the City's permit tracking system.

COMMISSIONER DAVIDSON disclosed that she met with the Applicant Todd Elliott and toured the property and said she was equally disappointed about the outcome of the subject property.

DRAFT RESOLUTION NO. HPC 20-144: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY DESIGNATION OF THE BUILDINGS LOCATED AT 8001-8003 SANTA MONICA BOULEVARD AND 1105 NORTH LAUREL AVENUE, WEST HOLLYWOOD, CALIFORNIA, AS LOCAL CULTURAL RESOURCES.

COMMISSIONER LEVIN moved to approve Staff's recommendation to adopt Draft Resolution No. HPC 20-144, second by Commissioner Ostergren.

Action: Approve Draft Resolution No. HPC 20-144 **Motion by Commissioner Levin, second by Commissioner Ostergren and passes on roll call vote:**

AYES: Gallo, Dubin, Davidson, Ostergren, Levin,
Vice-Chair Charlie and Chair LaJoie

NOES None
ABSENT: None
ABSTAIN: None
RECUSALS: None

9. NEW BUSINESS:

A. CERTIFICATES OF APPROPRIATENESS (COA):

The Historic Preservation Commission discussed the process for review and approval of Certificates of Appropriateness pursuant to WHMC Section 19.58.100 and the previous request by the Commission to review all COA's prior to approval.

They discussed the purpose and items that fall under the umbrella of Certificates of Appropriateness as noted in the City's Municipal Code, what factors determine the threshold of staff level vs. HPC review/approval and the HPC's purview as governing authority.

- The Commission stated that minor COA's should remain at Staff Level.
- Staff Level approval currently requires a discussion between CHPP Planner, CHPP Planning Manager and the Director of PDS to determine minor vs. major COA's.
- The Commission requests a document be created by the Director of PDS to explain the general guidelines of determining the thresholds for staff level vs. HPC review and/or major vs. minor COA's.

B. THE SECRETARY OF THE INTERIOR'S STANDARD TRAINING: Nels Youngborg, LEED AP, Senior Associate with Chattel Inc. provided training on the Secretary of the Interior's Guidelines for Developing Historic Contexts.

NELS YOUNGBORG, CHATTEL, INC. provided training specific to Historic Context Statements. He addressed information relating to the importance of historic context in relationship to a potential historic resource setting, architectural style and social significance.

He said a Historic Context Statement is a body of information about historic properties organized by theme, place and time and is a tangible link to historic resources through a property type.

He said it provides a framework to determine the relative significance of properties and evaluating eligibility for designation at local, state or national levels. They are specific to what governing body creates them.

He explained the purview of the HPC as a certified local government concerning items that fall under the review of the commission and said the statements are required for individual landmark nominations and historic resource evaluation reports.

He said the statements provide qualitative and quantitative standards for defining what is historic and also allow the opportunity for histories that are uncommon to become more significant within communities at local, state, and national level.

He explained their use, purpose and eligibility requirements. He provided links to websites that explain local and state requirements.

NELS YOUNGBORG, STAFF AND THE COMMISSISON discussed existing statements and surveys within West Hollywood, availability of existing and future statements online and the importance of each statement maintaining a compendium specific to its subject matter.

Item 9.B. Public Comment:

VICTOR OMELCZENKO WEST HOLLYWOOD/WHPA commented about the City's existing Commercial Property Context Statement and needs for others within West Hollywood.

10. UNFINISHED BUSINESS: None.

11. ITEMS FROM STAFF:

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

- 923-931 Palm Avenue - March 2020
- 8225 Fountain Avenue – Condo Conversion Heard at future Planning Commission meeting.
- West Hollywood Historic Property Photographic Exhibit at WeHo Park – 02.07-2020 – 05.13.2020.
- WeHo 35th Cityhood Anniversary with “WeHo Reads/Architects Who Built Southern California” Reception – Friday 03.06.2020

12. PUBLIC COMMENTS:

VICTOR OMELCZENKO WEST HOLLYWOOD/WEST HOLLYWOOD PRESERVATION ALLIANCE read into the record information from the WHPA regarding their comments recommending that the City purchase 617-621 N.

Robertson Boulevard/Log Cabin from the City of Beverly Hills at the closed session City Council meeting, 01.21.2020. He commented about a proposed appeal to 1251 N. Detroit previously recommended for designation by the HPC at the February 2020 City Council meeting.

LYNN RUSSELL, WEST HOLLYWOOD commended Nels Youngborg on the Historic Context Statement training and the importance of Historic Context Statements to the City.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN asked for a consensus from the HPC to agendaize a discussion item concerning notification and follow-up of surveys to members of the public and reiterated his conflict of interest concerns expressed during the previous HPC meeting about 1251 Detroit that may be a basis for appeal as well.

COMMISSIONER OSTERGREN commented about upcoming revisions to the ordinance and asked that Staff provide an update to the HPC at a future meeting. She also mentioned that the L.A. Conservancy has scheduled a yearlong initiative titled "The '70s Turn 50".

VICE-CHAIR CHARLIE thanked the members of the HPC and the public for their attendance and requested an update regarding outreach to homeowners concerning the Mills Act Contract and Architects Who Built Southern California also future contracts to be brought before the HPC.

COMMISSIONER DAVIDSON thanked the members of the public for their attendance, Staff for the public hearing presentation and training by Nels Youngborg.

COMMISSIONER DUBIN thanked the members of the public for their attendance and Staff for the project presentations and commended Nels Youngborg on the Historic Context Statement training. He also requested that the trainings be available to the HPC and members of the public.

COMMISSIONER GALLO also thanked Staff and Nels Youngborg for tonight's trainings and asked if there were other scheduled training(s) in the future.

NELS YOUNGBORG said there are annual trainings, webinars and workshops available to the public by the California Preservation Foundation (CPF) see <https://californiapreservation.org>.

COMMISSIONER OSTERGREN asked about funding for attending trainings.

COMMISSIONER LEVIN reiterated his request for a consensus to agendaize a discussion item. **Chair LaJoie moved to agendaize the item for discussion, second by Commissioner Levin** and motion passed unanimously by consensus.

He also congratulated Antonio Castillo for his promotion to Senior Planner of CHPP.

14. **ADJOURNMENT:** *The Historic Preservation Commission adjourned at 9:23pm to a regularly scheduled meeting on **February 24, 2020** 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 24th DAY OF FEBRUARY 2020.



CHAIRPERSON JACOB LAJOIE

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.)*