



HISTORIC PRESERVATION COMMISSION MINUTES

Monday, June 27, 2005

Plummer Park Community Center, Room Nos. 5 and 6
7377 Santa Monica Boulevard, West Hollywood CA 90046

1. CALL TO ORDER

Chair Felchlin called the meeting of the Historic Preservation Commission to order at 7:10 P.M.

2. ROLL CALL

Commissioners Present: Azar, Hahn, Shivers, Yeber, Joyce, Felchlin.

Commissioners Absent: None.

Staff Present: Terry Blount – Associate Planner & Staff Liaison
John Keho – Planning Manager
Debby Linn – Contract Senior Planner
Francie Stefan – Senior Planner
Melodie Bounds-Frisby – Associate Planner
David DeGrazia – Associate Planner
Rachel Heiligman – Assistant Planner
John Chase – Urban Designer
Brendan Rome – Commission Secretary.

3. SPECIAL ORDER OF BUSINESS:

A. OFFICIAL SWEARING IN OF NEW HISTORIC PRESERVATION COMMISSIONER.

Historic Preservation Commissioner Danny Castro was officially sworn in at the podium by Secretary Brendan Rome for a term ending May 31, 2007. Commissioner Castro then joined the Commission at the head table.

B. APPOINTMENT OF CHAIR.

Chair Felchlin cited the Commission By-Laws stated appointments of Chair and Vice-Chair shall take place at a regular meeting in the month of July.

ACTION: Table the appointment of Chair until the July 25, 2005 meeting.

Motion: Yeber

Seconded: Hahn

Motion carried unanimously

C. APPOINTMENT OF VICE-CHAIR.

ACTION: Table the appointment of Vice-Chair until the July 25, 2005 meeting.

Motion: Yeber

Seconded: Shivers

Motion carried unanimously

4. APPROVAL OF AGENDA:

Staff requested New Business Item 10.A. be moved to be heard prior to Public Hearings.

ACTION: Move Item 10.A. to be heard prior to Public Hearings and approve the amended agenda.

Motion: Yeber

Seconded: Shivers

Motion carried unanimously

5. APPROVAL OF MINUTES: None.

6. PUBLIC COMMENT:

William Neish, West Hollywood suggested installing a podium clock like the one at the City Council meetings. He stated concerns of the upcoming Historic Resource Survey and the definitions to be designated in the survey.

7. CONSENT CALENDAR. None.

8. COMMISSION CONSIDERATION. None.

10. NEW BUSINESS.

**A. DEMOLITION PERMIT 2002-007; DEVELOPMENT PERMIT 2002-017
MODIFICATION PERMIT 2005-017:**

Senior Planner Francie Stefan presented the commission with the history of the project and asked for Historic Preservation Commissioner comments to present to the Planning Commission.

Discussion was held regarding the roof line, windows, colors & materials.

Rodney Khan, Glendale spoke on behalf of the applicant and answered questions from the commission.

Chair Felchlin stated concerns about the height, style of architecture for the location and the style of roof which accentuates the building size. He agreed with the large set back that exists in the design.

Commissioner Shivers stated concerns of the barrel roof line which accentuates the building size.

Commissioner Azar stated he agreed with Commissioner Shivers' concerns.

ACTION: Forward comments to the Planning Commission.

Motion carried unanimously

9. PUBLIC HEARINGS.

A. CERTIFICATE OF APPROPRIATENESS 2005-009:

Location: 8358 Sunset Boulevard

Contract Senior Planner Debby Linn, presented the staff report.

Vice-Chair Yeber asked staff for the history of the removal of the awning.

Staff Liaison Terry Blount explained that interior changes were not included in the Certificate of Appropriateness because the interior is not a designated portion of the cultural resource. The exterior changes were approved at the Staff level.

PIERO LONGHI, SANTA MONICA (Applicant/Construction Manager for The Argyle Hotel) and MICHAEL ESERTS, LOS ANGELES (Architect) took the podium to answer questions. Mr. Longhi indicated a new drive and landscaping plan will be forthcoming under separate permit application.

Commissioner Hahn asked why the palm trees were being removed.

Mr. Eserts responded they were appliqués to the glass wind break installed in the 1980's and not esthetically pleasing and the applicants felt they were inappropriate.

Chair Felchlin questioned the placement of unsymmetrical doors and windows on the existing symmetrical building.

Mr. Eserts explained the existing structure is asymmetrical and there is structural steel that isn't centered on the windows.

Commissioner Castro opened discussion on possibly maintaining the banding that currently exists.

Commissioner Yeber asked for clarification of the projects association and lack of contrast with The Argyle Hotel.

The applicant's reviewed the samples of materials with the Commission.

ACTION: Close public testimony for Item 9.A.

Motion: Yeber

Seconded: Shivers

Motion carried unanimously

Commissioner Yeber stated concerns with the projects appearance of an addition to the Cultural Resource.

Chair Felchlin stated concerns of the lack of symmetry and a desire to see a better relationship with the hotel structure.

Commissioner Shivers and Commissioner Joyce agreed with Chair Felchlin.

Commissioner Azar stated concerns with pool side experience being compromised.

Commissioner Castro stated agreement with the previous statements by the commissioners and his appreciation for the modern design.

ACTION: Return to the Commission with a Modification of the south façade design and incorporated the commission's comments regarding it's relationship to the Argyle Hotel, specifically some of the articulation proportion, show some sort of design language between the two structures, acknowledge the design of the 1930's and either acknowledge symmetry or dramatically not acknowledge symmetry.

Motion: Yeber

Seconded: Shivers

Motion carried unanimously

B. CULTURAL RESOURCE DESIGNATION 2005-001:

Location: 8289 Santa Monica Blvd (Irv's Burgers)

Melodie Bounds-Frisby, Associate Planner reminded the commission that it is the structure and not the business that is being discussed for designation. She then continued to give the staff report.

John Chase, Urban Designer spoke about the architecture of the structure.

ED GARREN, WEST HOLLYWOOD spoke on behalf of the applicant, MICHAEL ESCHER (AND JOHN TRIPP). He spoke of the unique architecture, it's relationship to "Route 66" and to the concept of "neighborhood" and "community", and asked the commission to consider what makes a Cultural Resource not merely it's architecture but the sum total of that architecture and the ambience in the community which is created.

TERESA GRIMES, LOS ANGELES spoke on behalf of the master lease holder, GREGG SELTZER in support of the staff recommendation.

SONIA HUNG, WEST HOLLYWOOD owner of Irv's Burger thanked the audience and the commission for coming out and speaking.

MARK GONZALES, WEST HOLLYWOOD spoke in objection of the staff recommendation and the enrichment of lives Irv's Burgers has provided to the community.

JOEL MARK, WEST HOLLYWOOD spoke in objection of the staff recommendation.

MARCELLO VAVALA, LOS ANGELES spoke in objection of the staff recommendation.

DAN KOONTZ, WEST HOLLYWOOD spoke in objection of the staff recommendation.

GLEN DUNCAN, SOUTH PASADENA Vice President of the California Route 66 Preservation Foundation, Board Member of Heritage Coalition of Southern California, Cultural Heritage Commissioner of South Pasadena spoke of his work on a Cultural Resource Survey of the Route 66 Corridor in California from Needles to Santa Monica. He stated California is the last state to participate in this National Survey and in objection of the staff recommendation.

CHRIS YOUNG, LOS ANGELES spoke in objection of the staff recommendation.

TED SROKA, WEST HOLLYWOOD spoke in objection of the staff recommendation.

JAKE BERN, LOS ANGELES spoke in objection of the staff recommendation and Irv's Burgers eclecticness.

SCOTT PIOTROWSKI, PASADENA spoke in objection of the staff recommendation.

JASON RECORD, WEST HOLLYWOOD spoke in objection of the staff recommendation.

DAVE WHITE, WEST HOLLYWOOD spoke in objection of the staff recommendation.

MIKE RESNICK, STUDIO CITY, a West Hollywood property, owner spoke in objection of the staff recommendation and in support of tabling the item until further research can be obtained.

ADRIENE BIONDO, GRANADA HILLS, Chairman of the Los Angeles Conservancy Modern Committee and Southern California Representative for the recent Past Preservation Network spoke in objection of the staff recommendation. She spoke of Irv's importance during the mid 20th century. She stated she and her associates feel the staff report appears incomplete and recommended the item be continued pending additional research findings and offered her organization's assistance.

GERALD "GERRY" PANTER, BEVERLY HILLS spoke in objection of the staff recommendation.

JANNIS RUBINSTEIN, SHERMAN OAKS spoke in objection of the staff recommendation.

MELONIE MAGRUDER, WEST HOLLYWOOD spoke in objection of the staff recommendation.

WILLIAM NEISH, WEST HOLLYWOOD spoke in objection of the staff recommendation.

MICHAEL MACDONALD, WEST HOLLYWOOD spoke in objection of the staff recommendation.

JON KINNALLY, LOS ANGELES spoke in objection of the staff recommendation.

GEORGIANNA STREETER, WEST HOLLYWOOD spoke in objection of the staff recommendation.

CHRIS STAVROUDIS, WEST HOLLYWOOD spoke in objection of the staff recommendation.

ARTHUR SCHAFFER, LOS ANGELES spoke in objection of the staff recommendation.

ED GARREN, WEST HOLLYWOOD was called to speak.

POINT OF ORDER: Secretary Rome reminded Chair Felchlin that Ed Garren has already spoken on behalf of the applicant.

ED GARREN, WEST HOLLYWOOD thanked everyone for coming out the night to speak and hoped the Commission would respond in a way the pleases the community.

JIM VARKETTA, WEST HOLLYWOOD spoke of Irv's Burgers burgers quality and spoke of the emotional experience provided by the business owner's.

AARON AKINS, LOS ANGELES spoke of Irv's Burgers vegetarian burger quality.

ERIC NORMAN, WEST HOLLYWOOD spoke in objection of the staff recommendation and reminded the commission the business of Irv's Burgers has been in business for 60 years, before the City of West Hollywood was incorporated.

NICOLAS de SOTO-FOLES, WEST HOLLYWOOD spoke of the quality of service and mother ALICIA de SOTO-FOLES, WEST HOLLYWOOD spoke in objection of the staff recommendation and reminded the commission of how a business can be disrupted by a change of location.

JOHN HAYS, WEST HOLLYWOOD spoke of the quality of Irv's Burgers and spoke in objection of the staff recommendation.

GREGG SELTZER, SANTA MONICA master lease holder stated there were no plans to demolish, terminate or evict the tenant or the structure. He spoke in support of the business and encouraged attendees to continue their patronage.

REBUTTAL:

TERESA GRIMES, LOS ANGELES reminded the commission that the decision should be based on the current Municipal Code. She also spoke of significant changes to the original integrity of the structure and about the current materials of the structure consist of 1960's & 1970's materials.

ED GARREN, WEST HOLLYWOOD spoke of "the letter of the law" verses the "spirit of the law"; needs of open air dining, fresh food and personal sense of interaction with the owner.

ACTION: Close public testimony for Item 9.B.

Motion: Yeber

Seconded: Hahn

Motion carried unanimously

THE COMMISSION TOOK A TEN MINUTE RECESS AT 9:17 PM AND RECONVENED AT 9:27 P.M.

COMMISSIONER HAHN spoke in objection of the staff recommendation and has concerns that a redevelopment project may cause the City to lose more than it gains. She reminded the commission that during the Santa Monica Blvd renovation redevelopment project, the community and the committee had concerns of this becoming a strip mall.

COMMISSIONER SHIVERS spoke in objection of the staff recommendation. She spoke of the intent of the City Ordinance, the integrity of the architecture, the uniqueness of Irv's and the importance of the establishment in the community and supports Commissioner Hahn's motion to deny the staff report.

VICE-CHAIR YEBER spoke in objection of the staff recommendation. He spoke of "sense of place", this embodied a lot of the criteria, and that a designation keeps the building and it's use intact whether or not it's Irv's Burger or something else.

CHAIR FELCHLIN spoke in objection of the staff recommendation. He stated this commission doesn't speak of service but of cultural aspect of the structure. He supports designation due to evidence of a certain period of time and stated it was one the fewer remaining stands left on Route 66. He stated it is a cultural center for community life and that this is more about the uniqueness of the structure and how it's the only one left in the City. He supports designation.

COMMISSIONER AZAR spoke in support of the staff recommendation. He spoke of the importance of service. He stated he did not understand how designation would "save Irv's" when designation only saves the structure.

COMMISSIONER JOYCE spoke in objection of the staff recommendation and her interest of the Route 66 survey. She stated Irv's part of the charm and character of the City of West Hollywood. She agreed that it is a dining institution and being very significant and even though it doesn't fit in the "letter of the law" it does fit with the "spirit of the law". She supports designation.

COMMISSIONER CASTRO stated he enjoyed hearing all the public comments. He spoke of what the charge was of the commission and his concern on whether this structure meets a designation as a cultural landmark. He stated he would be interested in hearing more testimony and results of more research. He agreed with the staff recommendation.

ACTION: Deny the staff recommendation and make a recommendation to Council to consider the structure as a Cultural Resource.

Motion: Hahn

Seconded: Joyce

AYES: Felchlin, Joyce, Yeber, Shivers, Hahn

NO: Azar, Castro

Motion carried 5-2

Commissioner Shivers suggested the commission indicate what the defining characteristics would be.

Staff Liaison Terry Blount requested clarification on the characteristics.

Chair Felchlin confirmed the Commission directive to be such that the structure "...is one fo the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen". He further added the geographical pattern is such that it's left over from the travel Route 66 and that it is a piece of that history, era and pattern of growth.

Commissioner Shivers requested the resolution also cite 19.58.050 – A. "*Exemplifies Special Elements of the City*. It exemplifies or reflects special

elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling..."

John Chase, Urban Designer asked the commission if Staff would designate what the structure is now and suggested it may be easier to designate Irv's and document as it currently exists. He asked for further direction on what exactly should be designated.

Chair Felchlin agreed that it should be designated as it stands today since there is no documentation from the past work from.

Staff Liaison Terry Blount asked if any parts of the interior should be included.

Commissioner Shivers recommended not to include interior items.

Chair Felchlin stated designation should be focused on size and scale of the structure and outdoor areas. He also stated signage would not be included.

Melodie Bounds-Frisby, Associate Planner asked for additional direction from the commission on particular elements that should be designated.

Commissioner Yeber stated the commission's intent was to preserve the stand in it's adhoc nature but not necessarily define any specific characteristic.

Chair Felchlin stated the designation should include the open counter and it's relationship to the street and the patio relationship to the street.

Staff Liaison Terry Blount stated a new resolution incorporating the defining features discussed would be presented to the Commission at the next regular scheduled meeting for their review and approval.

11. UNFINISHED BUSINESS.

A. NO ITEM 11.A. SCHEDULED ON AGENDA.

B. WEST HOLLYWOOD ANTHOLOGY:

Char Felchlin and Commissioner Hahn gave an update on the West Hollywood Anthology progress.

C. HISTORIC RESOUCCE SURVEY:

John Keho, Planning Manager gave the commission an update on the Historic Resource Survey progress. Staff will go to City Council in July 2005 with a recommendation and a request for additional funds.

12. ITEMS FROM STAFF.

A. UPCOMING PROJECTS:

Staff Liaison Terry Blount and John Keho, Planning Manager gave the commission an update on the projects tentatively scheduled to come before the Commission.

B. TELEVISED HISTORIC PRESERVATION COMMISSION MEETINGS ON CITY CABLE CHANNEL 10:

Staff Liaison Terry Blount informed the Commission that City Council has requested high profile projects be held at Plummer Park and televised.

13. WEST HOLLYWOOD HISTORIC PRESERVATION MONTH:

Staff Liaison Terry Blount updated the Commission on the West Hollywood Historic Preservation Event progress. He stated there have been conflicts of selecting a date without competing with other events.

Commission requested staff to research public outreach methods to specifically include those persons that have shown interest in the Commission.

14. HISTORIC PRESERVATION COMMISSION COMMENTS:

Commissioner Hahn stated having two Sheriff Deputies in attendance at this meeting to be inappropriate.

Commissioner Yeber welcomed Commissioner Castro. He complimented and stated his appreciation to Melodie Bound-Frisby on her articulation and well versed Staff Report presentation and staff report at this meeting.

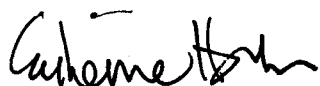
Commissioner Shivers requested Staff to conduct training sessions for Historic Preservation Commissioners.

Commissioner Yeber reminded the commission of the upcoming Congress in October, 2005.

15. PUBLIC COMMENT: None.

16. **ADJOURNMENT:** The Historic Preservation Commission adjourned at 10:32 P.M. to a regularly scheduled meeting of the Historic Preservation Commission, which will be on Monday, July 25, 2005 at 7:00 P.M. at City of West Hollywood City Hall, 8300 Santa Monica Boulevard, West Hollywood, California. **Motion carried by consensus of the Commission.**

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22ND DAY OF AUGUST, 2005.



CHAIRPERSON

ATTEST:



STAFF LIAISON