



**HISTORIC PRESERVATION COMMISSION (HPC)
TELECONFERENCE MEETING MINUTES
MONDAY, MAY 23 2022 – 7:00 P.M.**

- 1. CALL TO ORDER:** Chair King called the meeting to order at 7:01 pm and read into the record the Gabrieleño Tongva and Gabrieleño Kizh Peoples Land Acknowledgement.
- 2. PLEDGE OF ALLEGIANCE:** Commissioner Dubin lead the pledge of allegiance.
- 3. ROLL CALL PRESENT:** Chair Michael King, Commissioners Edward Levin, Gail Ostergren, Matt Dubin and Lola Davidson

ABSENT: Vice-Chair Jacob Sotsky and Commissioner Andrew Campbell.

STAFF PRESENT: Antonio Castillo Acting-HPC Liaison, Dereck Purificacion Associate Planner and Sharita Houston, HPC Secretary.

OTHER STAFF PRESENT: City Consultant Nels Youngborg, Senior Associate Chattel, Inc.
- 4. APPROVAL OF AGENDA:** The Historic Preservation Commission is requested to approve the May 23, 2022 teleconference agenda.
ACTION: Approve the meeting agenda of Monday, May 23, 2022 as amended to adjourn in memory of Frank Gilbert Preservationist.
Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed
- 5. APPROVAL OF MINUTES:** **ACTION** Approve Item 5.A. April 25, 2022 meeting minutes as amended. **Motion by Commissioner Levin second by Commissioner Ostergren and motion passed.**
- 6. PUBLIC COMMENT:** None.
- 7. CONSENT CALENDAR:** None.
- 8. EXCLUDED CONSENT CALENDAR:** None.
- 9. PUBLIC HEARINGS:**

 - A. 8750 HOLLOWAY DRIVE:** Request for Cultural Resource Designation of the property located at 8750 Holloway Drive, West Hollywood, California.

STAFF DERECK PURIFICACION provided a presentation concerning the proposed nomination to designate the property a local cultural resource as recommended in the May 23, 2022 staff report.

He provided background information regarding owner/applicant submittal, size and style of the site and said the building is located in the Sunset Specific Plan, Commercial, Neighborhood (SSP/CN Zone).

He said the building was constructed in 1939, its original architectural style is unknown, it was remodeled in 1966, is considered to be a New Formalist Style of Post War Modernism, and said the period of significance is between 1946-1965.

He talked about the buildings existing character-defining features and said Staff found the following information regarding the Commercial building:

- Appears to be individually eligible for designation under status code 5S3, Postwar West Hollywood.
- The project meets Criterion B. - Exemplifies Special Elements of the City, as one of the few remaining examples possessing distinguishing characteristics of an architectural type (New Formalist).
- Retains six of the following seven aspects of historic integrity as defined by the National Park Service:
Location, Design, Setting, Materials, Workmanship and Feeling.

Therefore, Staff recommends that the Commission adopt Draft Resolution No. HPC 22-160, recommending that City Council designate the property as a local cultural resource.

APPLICANT REPRESENTATIVE KEVIN KOHAN, ELEVATED ENTITLEMENTS provided a presentation, in favor of the proposed nomination, on behalf of property owner David Hakimfar.

He explained the applicant teams findings, spoke in favor of the staff report and resolution, discussed location, design, architectural style and zoning, said he supports previous comments from Staffs presentation and stated the following:

- Owner David Hakimfar requests that the property be designated as a local cultural resource under the City's Criterion B.
- The building is the only example of the New Formalist style of postwar Modernism in the City and it demonstrates the styles use of symmetrical forms, classical proportions, and rich palette.

- Retains six of the following seven aspects of historic integrity as defined by the National Park Service: Location: Design, Setting, Materials, Workmanship and Feeling

Therefore, the property retains sufficient integrity to convey its historical significance and remains eligible for listing on the CRHR OR NRHP.

Item 9.A. Public Comment: None

Item 9.A. Commissioner Comments:

COMMISSION, STAFF AND APPLICANT REPRESENTATIVE discussed areas of concern, by the HPC, with the proposal not meeting both the Secretary of the Interior's Standards and the City's requirements for designating the structure as a local cultural resource, based on its architectural style, the period of significance which should reflect the remodel of the building in 1966.

They said based on their review, there wasn't sufficient documentation, public records or photographic evidence to determine the date of construction, original design/style or the period of significance.

The HPC said, due to insufficient documentation, it was not possible to verify the property retained six of the seven aspects of historic integrity required by the National Park Services (see recommendation page 2 of the resolution).

They determined that the property did not meet Criterion B of the West Hollywood Municipal Code (see page 1 of the resolution) due to the style not being included in the City's Commercial Context Statement:

B. Example of Distinguishing Characteristics. It is one of the few remaining examples, in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.

Item 9.A. Public Comment Closed

Item 9.A. Commissioner Comments Closed

Action: The Commission denied recommending approval of Draft Resolution No. HPC 22-160, a request to designate the property as a local cultural resource, **Motion by Commissioner Levin, second by Commissioner Dubin and passed on roll call vote 5 of 7 in favor of the denial; noting the absence of Commissioner Campbell and Vice-Chair Sotsky.**

DRAFT RESOLUTION NO. HPC 22-160: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 8750 HOLLOWAY DRIVE, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

ACTING-HPC LIAISON ANTONIO CASTILLO provided the following information regarding upcoming projects:

- June 27, 2022 HPC meeting canceled due to conflict with special meeting scheduled by City Council.
- July 25, 2022 meeting will be in-person meeting
- 9101 W. Sunset Boulevard (continued to a date certain 7.25.22) may possibly request to continue for additional time.
- Multi-Family Residential Historic Resources Survey Community Outreach Meeting scheduled Jun 8, 2022 06:00 PM - Via Zoom Platform

13. PUBLIC COMMENT: None.

14. ITEMS FROM COMMISSIONERS:

COMMISSIONER LEVIN request to agendize rewriting the commissions criteria to better coincide with the National Register. The HPC and Staff decided to agendize to a later date.

COMMISSIONER DUBIN asked if there were plans to resume preservation celebrations in the near future and said he supported Commission Levin's comment about rewriting the commissions criteria.

COMMISSIONER OSTERGREN spoke in support of updating the HPC's criteria and suggested updating the ordinance as well and provided information about the June 7-10, 2022 California Preservation Conference.

COMMISSIONER DAVIDSON thanked Staff for the meeting and gave remarks about Preservationist Frank Gilbert and the annual CA Preservation Conference

CHAIR KING commented about the upcoming July 2022 HPC Chair/Vice-Chair elections.

15. **ADJOURNMENT:** The Historic Preservation Commission meeting was adjourned at **8:01 pm** to its next regular meeting at **Plummer Park, Rooms 5 & 6** on **Monday, July 25, 2022** beginning at **7:00 P.M.**

DocuSigned by:

Gail Ostergren, Vice-Chair

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VICE-CHAIR, GAIL OSTERGREN

ATTEST:

DocuSigned by:

Sharita Houston

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.)