



**HISTORIC PRESERVATION COMMISSION (HPC)  
TELECONFERENCE MEETING MINUTES  
MONDAY, APRIL 25, 2022 – 7:00 P.M.**

- 1. CALL TO ORDER:** Vice-Chair Sotsky called the meeting to order at 7:01 pm.
- 2. PLEDGE OF ALLEGIANCE:** Commissioner Davidson lead the pledge of allegiance.
- 3. ROLL CALL PRESENT:** Chair Michael King, Vice-Chair Jacob Sotsky, Commissioners Edward Levin, Gail Ostergren, Matt Dubin, Lola Davidson, and Andrew Campbell.  
**ABSENT:** None  
**STAFF PRESENT:** Doug Vu, HPC Liaison, Dereck Purificacion, Associate Planner, Laurie Yelton, Associate Planner Antonio Castillo, Sr. 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 (HPC) is requested to approve the April 25, 2022 agenda.  
**ACTION:** Approve the meeting agenda of Monday, April 25, 2022 as presented.  
**Motion by Commissioner Levin, second by Commissioner Ostergren and motion passed.**
- 5. APPROVAL OF MINUTES:**

**ACTION** Approve Item 5.A. January 24, 2022 meeting minutes as presented.  
**Motion by Commissioner Levin second by Commissioner Campbell and motion passed.**

**ACTION** Approve Item 5.B. February 28, 2022 meeting minutes as presented.  
**Motion by Commissioner Levin second by Commissioner Ostergren and motion passed, noting an abstention by Vide-Chair Sotsky.**
- 6. PUBLIC COMMENT:** None.
- 7. CONSENT CALENDAR:** None.
- 8. EXCLUDED CONSENT CALENDAR:** None.
- 9. PUBLIC HEARINGS:**

**A. 8300 SUNSET BOULEVARD:** Cultural Resource Designation of the property located at 8300 Sunset Boulevard, West Hollywood California – The Standard Hotel (continued from the February 28, 2022 meeting).

STAFF DERECK PURIFICATION provided a presentation concerning information within the April 25, 2022 staff report. He said the sale of the property is still under negotiations and said the owner could not attend the meeting but had no objections to the nomination and will not request an additional continuation.

He addressed information concerning the applicant/owner, zoning (SSP), mid-century modern style, location, size/scale, year built, talked about the sites existing character defining features, its period of significance and its association with the Sunset Strip.

He said during the 2016 Citywide Commercial Survey it was determined that the property was eligible for listing in the National Register and is listed in the California Register.

He said Staff has determined that the hotel development located at 8300 Sunset Boulevard qualifies for designation as a Cultural Resource under the following Criterion of WHMC Section 19.58.050:

- A1: It embodies distinctive characteristics of a period, method, style, or type of construction
- A3: It reflects significant geographical patterns, including those associated with different eras of growth and settlement

Therefore, Staff recommends that the Commission adopt Draft Resolution No. HPC 22-158, recommending that the City Council approve the proposed nomination.

**Item 9.A. Commissioner Questions to Staff:** None.

COMMISSIOER LEVIN disclosed that he lives within 500ft of the property, he has no financial conflict as a renter of the building where he resides, said he was contacted by Jamie Rummerfield, a member of the applicant team approximately one (1) year ago but advised that he could not discuss the proposal and referred her to Staff.

**Item 9.A. Applicant Presentation:**

APPLICANT STEVEN LUFTMAN ON BEHALF OF SAVE ICONIC ARCHITECTURE (SIA) PROJECTS provided a presentation concerning the site, formerly known as the Hollywood Thunderbird Inn, now the Standard Hollywood Hotel. He discussed information about the sites date of construction, its current location, structural design and said it meets eligibility requirements under Criteria A-1, A-3 and D.

He talked about the buildings existing character defining features, its size/scale, and design elements visible to the publics right of way at Sunset Boulevard, Sweetzer and De Longpre Avenue.

He provided an extensive history of the City of West Hollywood and the post-war resurgence of the Sunset Strip in relationship to the building. He reiterated comments concerning the 2016 Commercial Resource Survey and the buildings National and State designation status.

He addressed information on the builder, Julian Weinstock, architect Herbert R. Kameon, AIA, the sites most recent and previous owners as well as the announcement of the official close of Standard Hotel in 2021.

He stated that the building maintains all seven aspects of integrity and provided a photo collage of the structure dating from 1966 – 1998 and concluded his presentation by requesting that the HPC recommend to City Council approval of the nomination.

**Item 9.A. Commission Questions To the Applicant:** None.

**Item 9.A Public Comment:**

**Following Members Of The Public Emailed Comments In Support Of The Nomination:**

- Victor Omelczenko West Hollywood/WHPA President
- Cathy Blaivas West Hollywood
- Stephanie Harker West Hollywood
- Melissa Volpert West Hollywood

JAMIE RUMMERFIELD SIA REPRESENTATIVE spoke in favor of Staff's recommendation to designate the property as a local cultural resource, she commended applicant representative Steven Luftman on his presentation and spoke on the importance of preserving iconic properties such as this.

CHARLIE CARNOW LOS ANGELES thanked the applicant for the presentation and asked for clarification what the process is for adding a billboard to nominated resources and if there were existing or recent applications for a billboard at the Standard Hotel.

KEITH NAKATA LOS ANGELES, spoke in favor of Staff's recommendation to designate the property as a local cultural resource, under the proposed criterion and said the building remains extremely intact.

DALE KENDALL LOS ANGELES spoke in favor of Staff's recommendation to designate the property as a local cultural resource and

said the building is an example of Mid-Century Modern architecture, retains original historic details and commented about its involvement in the movie industry.

DARREN WEINSTOCK SON OF BUILDER, JULIAN WEINSTOCK spoke on behalf of himself and his late father in favor of Staff's recommendation to designate the property as a local cultural resource, he thanked the applicant team for the nomination and the HPC for the space to comment on the nomination.

VICTOR OMELCZENKO WEST HOLLYWOOD/WHPA PRESIDENT spoke on behalf of the WHPA in favor of Staff's recommendation to designate the property as a local cultural resource and under the recommended criterion.

He said he was excited to see Builder Julian Weinstock's son, Darren Weinstock and said the Alliance concurs with the findings stated by applicant representative, Steven Luftman and his colleagues at SIA. He said the building retains all aspects of integrity and is a great example of its typology.

LINDSEY SHOOK EDITOR OF CALIFORNIA HOMES DESIGN MAGAZINE AND MEDIA COMPANY spoke in favor of Staff's recommendation to designate the property as a local cultural resource and in support of Applicant Representative Steven Luftman of SIA on the nomination. She asked that the HPC recommend approval of the designation and others of its kind in the future.

#### **Item 9.A Public Comment Closed**

#### **Item 9.A Commissioner Comments:**

COMMISSIONER CAMPBELL thanked the applicant for his presentation, commented about the existing public artwork at the site and said he supports Staff's recommendation to designate the property as a local cultural resource.

COMMISSIONER LEVIN said he supports Staff's recommendation to designate the property as a local cultural resource but does not support the following two criterion recommended by the applicant; they bear no significance and recommended that A1 removed from the resolution:

**A1:** It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of indigenous materials or craftsmanship

- ~~• The building was also constructed atop a massive concrete base containing the two-level parking garage that took~~

~~hours to pour, which was one of the largest in Los Angeles County at the time and a significant structural achievement~~

- D:** Notable Work. It is representative of the work of a notable architect, builder, or designer
- The subject property was constructed by notable builders Julian Weinstock Construction Co. It is a distinguished example of their work during their most prolific period. The Hollywood Thunderbird Inn was one of Mr. Weinstock's largest buildings, second only to the 15-story Doheny Plaza Condominium in West Hollywood

He said he agrees that the building retains all seven aspects of historic integrity but does not support the first two character defining features in Section 5 of the resolution, he asked that they be removed from the resolution as well.

SECTION 5. Based upon the foregoing criteria, the Historic Preservation Commission finds that the exterior of the building includes the following character defining features:

- ~~Sloping hillside site~~
- ~~Building set back from Sunset Boulevard~~

He said staff slightly misinterpreted the definition of *Setting Integrity* listed on page seven (7) of the staff report which should reflect the physical environment of the historic property, whereas location refers to the specific place where a property was built.

Setting refers to the character of the place in which the property plays its historic role. In this case it does highly maintain its Setting Integrity but not in the context stated in the staff report.

COMMISSIONER OSTERGREN commented in support of Commissioner Levin's recommended changes to the resolution. She said she agreed that Criterion D was not significant and clarified that it was not included in the resolution.

She said she the nomination met two (2) of the criterion, which is sufficient for designation, she agreed with Commissioner Levin on his view of focusing on the iron clad criteria and not adding unnecessary information.

She commended the applicant on the detailed presentation which is now public record and ended her comments by stating she supports Staff's recommendation to designate the property as a local cultural resource.

COMMISSIONER DAVIDSON said she supported Commissioner Levin's comments and said the property exemplifies the type of resources the

HPC strives to preserve and said she supports Staff's recommendation to designate the property as a local cultural resource.

COMMISSINER DUBIN acknowledged the applicant and members of the public for their tenacity and patience while enduring the process of the nomination and thanked them for their attendance.

VICE-CHAIR SOTSKY said he concurred with Commissioner Levin's comments and too recommended that language of the concrete pour be stricken.

COMMISSIONER LEVIN said he echoed comments by Commissioners Ostergren and Dubin and said, for the benefit of the public, the process was necessary to prevent potential legal repercussions.

**Item 9.A. Commissioner Comments Closed**

COMMISSIOER LEVIN moved to approve Draft Resolution No. HPC 22-158 with the following modifications, page 2 of 5, of the resolution, under Criterion A1, the last sentence of the paragraph be stricken:

- ~~The building was also constructed atop a massive concrete base containing the two-level parking garage that took hours to pour, which was one of the largest in Los Angeles County at the time and a significant structural achievement~~

Section 5, page 3 of the resolution remove the following bullet points under Character Defining Features

- ~~Sloping hillside site~~
- ~~Building set back from Sunset Boulevard~~

**Action:** Motion to adopt Draft Resolution No. HPC 22-158 as amended.  
**Motion by Commissioner Levin second by Commissioner Ostergren and Motion passes on roll call vote :**

**AYES:** Chair King, Vice-Chair Sotsky, Campbell, Dubin, Davidson, Levin, and Ostergren

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**RECUSALS:** None

**DRAFT RESOLUTION NO. HPC 22-158:** A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 8300 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

**B. 9101 W. SUNSET BOULEVARD:** Request for Cultural Resource Designation of the building located 9101 W. Sunset Boulevard, West Hollywood California (Gil Turner's Fine Wines & Spirits).

STAFF LAURIE YELTON provided a presentation concerning information within the April 25, 2022 staff report. She discussed information regarding the buildings location/parcel, its size and scale, date of construction, its Spanish Colonial Revival style and its current designation status.

She said the original architect and contractor are unknown but William H. A. Werner was the Architect of the 1936 addition which gave the building its current layout. She addressed existing building materials, its elevations and exterior features.

She said the building has undergone several alterations since its initial construction in 1929 and listed the character defining features from the 1936-1945 period of significance as a commercial building on Sunset Boulevard.

She said the 2016 Citywide Commercial Survey identified the building as potentially eligible for designation as an individual property within the City and retains all aspects of integrity.

She said Staff recommends that the HPC approve the proposed designation of the commercial building based on analysis of the supporting information in the nomination application and designation can be supported by the following criteria:

***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 integrity of design, location, materials, setting, workmanship, feeling, and association in the following manner:***

**3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.**

She said the building retains all seven aspects of historic integrity as defined by the National Park Services and continues to convey its historic significance.

She said Staff recommends approval of the subject nomination and recommendation to City Council to designate the Gil Turner's Fine Wines & Spirits building at 9101 Sunset Boulevard as a local cultural resource.

**Item 9.B. Commissioner Questions to Staff:** None.



### **Item 9.B. Applicant Presentation**

APPLICANT KATHRYN MCGEE provided a presentation on behalf of property owner Darren Weinstock. She said the property is eligible for designation under Criterion A3, one of a small number of remaining commercial buildings on Sunset Boulevard constructed in the 1920's and 1930's.

She said the building has undergone significant alterations but was found eligible for nomination as a local cultural resource during the 2016 Citywide Commercial Survey, she discussed its period of significance, location, elevations, neighboring tenants and the buildings style.

She provided a history of the soon to become Sunset Strip in relationship to the location of the liquor store, discussed information about the absence of architect and contractor information, the buildings design elements and further discussed information regarding tenants of the building.

She said the site retained a high degree of integrity from the 1936 addition but later sustained multiple alterations. By 1999 the primary southeast façade facing the corner sustained multiple changes to the storefronts but was restored within the same year by the current property owner, based on photographic evidence, to the buildings period of significance (1936-1945).

She said the building is eligible for designation as a West Hollywood Cultural Resource under Criterion A3 and was determined to be eligible under the 2016 Citywide Commercial Survey as in individual designation within the City and requested that the HPC approve the nomination to designate the property as a local cultural resource.

### **Item 9.B. Commissioner Questions to Applicant:**

MEMBERS OF THE COMMISSION discussed for clarification language concerning recent alterations to the buildings character defining features, existing and or proposed signage at the site, decorative features at the southeast exterior and the proposed period of significance.

### **Item 9.B. Public Comment: None.**

Public Comment email requests were received by the following West Hollywood residents in favor of the nomination:

- Cathy Blaivas
- Stephanie Harker

### **Item 9.B. Public Comment Closed**

### **Item 9.B. Commissioner Comment:**



COMMISSIOER LEVIN AND MEMBERSOF THE COMMISSION said the property does not meet eligibility requirements of Criterion A3, does not retain all seven aspects of integrity.

They determined that the storefronts have been dramatically altered and the building as a whole does not reflect the period of significance due to extensive alterations. It was also determined that the period of significance should begin with the date of construction not the date it was modified in 1936.

Commissioner Ostergren further stated, and Commissioner Levin supported her comment, that the building was not determined to be eligible for designation as a resource in the 2016 Citywide Commercial Survey but was given a code that says it “appears” to be eligible.

**Item 9.B. Public Comment reopened, Motion by Commissioner Levin, seconded by Commissioner Campbell and passed by acclamation.**

APPLICANT KATHRYN MCGEE requested to continue the item to the next meeting of the Commission to provide additional information in support of the designation.

PROPERTY OWNER DARREN WEINSTOCK addressed concerns with alterations to the site under his ownership, he said the iterations were done prior to purchasing the building and requested that the item be continued to a date certain of 60 days to allow time for further research of the nomination and potentially restore features that were removed or altered to the period of significance.

**Item 9.B. Public Comment Closed**

COMMISSIONER LEVIN moved to continue Item 9.B. 9101 Sunset Boulevard to a date certain of July 25, 2022, second by Commissioner Dubin.

**Action:** Continue Draft Resolution No. HPC 22-159 to a date certain of July 25, 2022 to allow further research of the structure and better fortify the request to nominate the building as a local cultural resource. **Motion by Commissioner Levin, Second by Commissioner Dubin and passes on role call vote:**

<b>AYES:</b>	Chair King, Vice-Chair Sotsky, Campbell, Dubin, Davidson, Levin, and Ostergren
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None
<b>RECUSALS:</b>	None

**DRAFT RESOLUTION NO. HPC 22-159:** A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 9101 W. SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE.

**10. NEW BUSINESS:** None.

**11. UNFINISHED BUSINESS:** None.

**12. ITEMS FROM STAFF:**

HPC LIAISON DOUG VU provided the following information regarding upcoming projects:

**May 2022 HPC Meeting:**

- CRD Application – 8750 Holloway Blvd Boulevard
- HPC Training
- City Manager's office request to select a member of the HPC to serve on a working/focus group for a Community Safety and Well Being Strategy - Commissioner Davidson was appointed the group.

**13. PUBLIC COMMENT:**

VICTOR OMELCZENKO WEST HOLLYWOOD thanked staff, the commission and applicants for the meeting and asked if there is a proposed subcommittee meeting in the near future regarding the R2, R3, R4 Multi-Family Survey Report.

HPC LIAISON DOUG VU confirmed there will be a subcommittee meeting next month and will provide contact information of the assigned Planner to all interested after the meeting.

**Item 13 Public Comment Closed**

**14. ITEMS FROM COMMISSIONERS:**

COMMISSIONER DAVIDSON clarified that her previous comments during Item 9.B were in reference to the 9091 Santa Monica Blvd. nomination.

Commissioner Ostergren asked when the HPC will resume in-person meetings.

HPC LIAISON Doug Vu said in-person HPC meetings are tentatively scheduled to resume June 2022.

COMMISSIONER LEVIN thanked members of the public for their support and attendance of the meeting as a whole and commended the SIA applicant team and members of the public for returning to hear Item 9.A. 8300 Sunset Blvd.

VICE-CHAIR SOTSKY thanked HPC Liaison Vu & Chair King for their assistance with his first official Acting-Chair role tonight and said he appreciated the opportunity.

CHAIR KING asked if there was a survey for single-family homes.. Commissioner Levin said there was consideration of the survey but was abandoned due to implications of the survey negatively impacting property owners current CEQA status.

- 15. **ADJOURNMENT:** The Historic Preservation Commission adjourned at 9:01 PM to a teleconference meeting on Monday, May 23, 2022 beginning at 7:00 PM.

DocuSigned by:  
*Michael King*  
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CHAIRPERSON, MICHAEL KING

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.)*