



**HISTORIC PRESERVATION COMMISSION
SUMMARY ACTION MINUTES
Special Meeting
June 25, 2024**

THE CITY OF WEST HOLLYWOOD HAS ADOPTED SUMMARY AND ACTION MEETING MINUTES, WHICH PROVIDE A BRIEF SUMMARY OF THE ACTIONS TAKEN AND POINTS OF DISCUSSION ONLY. ADDITIONAL COMMENTS OR INDIVIDUAL DISCUSSIONS REGARDING ANY ITEM SUMMARIZED IN THESE MINUTES MAY BE OBTAINED BY ACCESSING THE ARCHIVED RECORDINGS OF THE HISTORIC PRESERVATION COMMISSION MEETINGS AT www.weho.org/city-government/city-clerk AND SELECTING ACCESS CITY RECORDS.

Land Acknowledgment: “The West Hollywood Historic Planning Commission acknowledges that the land on which we gather and that is currently known as the City of West Hollywood is the occupied, unceded, seized territory of the Gabrieleño Tongva and Gabrieleño Kizh peoples.”

1. **CALL TO ORDER:** Chair Ostergren called the meeting of Historic Preservation Commission to order at 7:07 p.m.
2. **PLEDGE OF ALLEGIANCE:** Doug Vu led the Pledge of Allegiance.
3. **ROLL CALL:**
Commissioners Present: Davidson, Dubin, King, Zvi, Chair Ostergren.

Commissioners Absent: Vice Chair Charlie, Sotsky

Staff Present: Doug Vu, Senior Planner/Historic Preservation Commission Staff Liaison; Kasey Conley, Associate Planner; Alicen Bartle, Project Development Administrator, Brian League, Property Development Manager; Helen Collins, Facilities & Field Services Manager; and Gabriele Gonzales, Acting Commission Secretary.
4. **APPROVAL OF AGENDA:** Moved by Commissioner Dubin, seconded by Commissioner Zvi and unanimously passes.
5. **APPROVAL OF MINUTES.**

ACTION: Approve the draft summary action minutes of Monday, February 26, 2024. Moved by Commissioner Zvi, seconded by Commissioner Davidson and unanimously passes.

6. PUBLIC COMMENT.

VICTOR OMELCZENKO, WEST HOLLYWOOD, representing the West Hollywood Preservation Alliance, spoke on concerns for Assembly Bill 2580 and the possible impacts.

7. CONSENT CALENDAR: None

8. EXCLUDED CONSENT CALENDAR: None

9. PUBLIC HEARINGS:

A. 621 N. ROBERTSON BOULEVARD (THE LOG CABIN):

Kasey Conley, Associate Planner, and Alicen Bartle, Project Development Administrator, provided a verbal presentation and background information, as presented in the staff report. They provided a timeline of events including the acquisition of the property, the programming and pre-design for the renovation, the City Council's approval of the contract to prepare full architectural plans, and the work completed to date for the rehabilitation of the property known as the Log Cabin.

Staff then described the physical attributes of the Log Cabin building and the subject property, followed by a description of the rehabilitation project's scope of work. Staff clarified that the Commission is being asked to determine if the proposed project complies with the Secretary of Interior's Standards for the treatment of historic properties, and elaborated on how the project complies with Standards 2, 5, 6, and 9, which are the most relevant to the proposed scope of work. Staff concluded that the project is consistent with the Secretary's Standards and recommended that the Commission approve the certificate of appropriateness by adopting the draft resolution.

The Commission inquired about, and Staff with Benjamin Leher, Project Architect, responded to: the amount of separation between the buildings on the property, bathroom accessibility, site safety and security, quantity of parking spaces, and hours of operation.

The Commission, Staff, and Project Architect then discussed inquiries for clarification regarding: the number of buildings, the material of the front doors, the significance of the front door hinges and original window materials and openings, reconfiguration of the front steps and accessibility requirements, cladding materials on the new buildings including wood rain and privacy screens, stucco colors, and the gate between the Meeting Room and Log Cabin.

Item 9.A. Public Comments:

VICTOR OMELCZENKO, WEST HOLLYWOOD, on behalf of the West Hollywood Preservation Alliance, spoke about concerns regarding preservation of the dedication plaque, suggested looking into other Boy Scout Log Cabin preservation

methods, and the potential of local historic designation for this property.

CATHY BLAIVAS, WEST HOLLYWOOD, thanked the City and Chair, spoke in favor of the project's solar-powered component, and suggested that the City should encourage developers to do more solar development.

Item 9.A. Commission Discussion:

The Commission discussed the topic of differentiation and compatibility of the design, the project's timeline, the desire to have the City initiate the designation process for the property, and the desire for project plans and renderings to be clearer and more accurate to avoid any delay in the Commission's review.

The Commission also discussed inconsistencies in the draft resolution regarding the number of new buildings, a preference for the standard language regarding archaeological sites, and the desire for additional conditions of approval regarding preservation of the original window openings, relocation of the dedication stone to a more visible location, a compatible color palette for the exterior stucco, and further investigation into the nature of the front door hinges. These amendments were clarified and read by Staff for confirmation by the Commission.

Commissioner Dubin moved to approve staff's recommendation of approval with amendments as read into the record.

Seconded by Commissioner King.

ACTION: 1) Approve staff's recommendation of approval, 2) **Adopt Resolution No. HPC 24-170 as amended:** "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE REHABILITATION AND EXPANSION OF THE WEST HOLLYWOOD RECOVERY CENTER (LOG CABIN) AT 621 N. ROBERTSON BOULEVARD, WEST HOLLYWOOD, CALIFORNIA."

a) Under Section 2, amend the second sentence as follows: "The project consists of alterations to the existing Log Cabin building including demolition of two non-historic additions on the south and west facades, repair or replacement of the faux log and board and batten exterior cladding, reroofing, replacement of non-compatible non-historic windows with wood clad aluminum double-hung windows, ~~removal~~ replacement of non-compatible, non-historic doors with wood paneled doors, reconstructed front entry steps, the cleaning and reposition of the dedication plaque on east façade, ~~retention~~ replacement of the flag pole, retention of the pine trees, and removal of fan from east elevation, with interior work including repair of the wood truss ceiling and cleaning of the brick chimney and fireplace, the construction of three new detached structures totaling approximately 3,413 square feet and trellises with photovoltaic panels attached to these buildings to shade the parking area, and site improvements including a regraded and paved public parking lot with EV charging stations, ADA access ramp and connecting walkways,

metal security gates, and planting beds for landscaping.”

b) Amend Section 5.a. as follows: “The proposed work will neither adversely affect the significant architectural features of the cultural resource nor adversely affect the character or historic, architectural, aesthetic interest or value of the cultural resource and its site in that the proposed project was evaluated by a qualified historic preservation professional who determined that the project, which will rehabilitate the Log Cabin structure, renovate the site, and construct ~~two~~three adjacent but separate new buildings complies with the Standards and will not have an adverse impact on the historical resource. The project was found to fully comply with the SOI Standards as described in Section 5.b below. The cultural resource building will maintain all aspects of integrity and will maintain all identified character-defining features relative to its association with the social history of West Hollywood as a clubhouse for the Boy Scouts of America within the 1936-1977 period of significance.”

c) Amend Section 5.b.8. as follows: ~~“This Standard is not applicable to the proposed project in that the subject property is not a documented archeological site and has been disturbed for past construction. If archaeological resources (sites, features, and artifacts) are exposed during construction activities involving ground disturbance for the project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, can evaluate the significance of the find and determine if additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted. Construction work in the vicinity of the find shall not resume until deemed appropriate by the archeologist.”~~

d) Under Section 5.b.9., amend the third paragraph as follows: “Other details of the Meeting Room Building design also relate to the Log Cabin’s character but are differentiated enough to clearly distinguish it as new construction. While the building will have a shed roof, distinct from the gabled roof of the Log Cabin, two attached trellises - one with a shed roof profile and one with a gable roof profile - will give the overall impression, when viewed from the public right-of-way, that the building has front-facing gabled roofs. The trellises will be supported by wood posts and be open to differentiate them as structures, and not enclosed buildings. The shed roof trellis will feature patterned metal screens and wood benches. The gable roof trellis will feature wood louvers in its gable end. The setting deep into the property of the new Meeting Room Building and Restroom Buildings with trellises will diminish the sense of their height from Robertson Boulevard and the Log Cabin.”

e) Under Section 6, add the following conditions:

- d. Further research shall be conducted regarding the significance of the decorative metal strap hinges on the entry doors at the front façade to determine if they should be reinstalled with the replacement doors.
- e. The project shall retain the Log Cabin's original window openings.
- f. All exterior stucco cladding shall be painted in earth tone colors to be compatible with the Log Cabin.
- g. The project shall reposition the existing Boy Scouts of America concrete dedication plaque at the base of the Log Cabin's southeast corner to a more visible location.

Moved by Commissioner Dubin, seconded by Commissioner King and passes.

10. NEW BUSINESS: None.

11. UNFINISHED BUSINESS: None.

12. ITEMS FROM STAFF:

A. Planning Staff Update.

Doug Vu, Senior Planner/HPC Liaison stated that the Historic Preservation Commission's regularly scheduled meetings will change due to the City Council's approval changing the Public Safety Commission's regular meeting date to the fourth Monday of the month, and upcoming projects on the Commission's agenda include 8001-8003 Santa Monica Boulevard and 9009-9015 Sunset Boulevard.

13. PUBLIC COMMENT: None.

14. ITEMS FROM COMMISSIONERS:

Commissioner Dubin inquired about the project status for the French Market, Robertson Lane, and Doheny/Santa Monica, and the process for recommending to Council that the Log Cabin be considered for designation.

Chair Ostergren inquired about including a condition regarding designation for a certificate of appropriateness in the future, and stated the Commission has requested the City Council to initiate a designation in the past. The Chair also inquired about future packets containing searchable PDF files.

Commissioner King agreed with Commissioner Dubin and requested the designation topic be agendaized for a future meeting, inquired about the windows on the corner building at Santa Monica Boulevard and Doheny Drive, and

requested updates on key City projects.

15. ADJOURNMENT:

The Historic Preservation Commission adjourned at 9:00 P.M. to a regularly scheduled meeting on **Monday, July 22, 2024** beginning at **7:00 P.M.** at **Plummer Park Rooms 5 & 6, 7377 Santa Monica Boulevard, West Hollywood CA.**

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 22nd day of July 2024 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

Signed by:
Yawar Charlie, HPC
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YAWAR CHARLIE, CHAIRPERSON

ATTEST:

DocuSigned by:
Doug Vu
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DOUG VU, COMMISSION LIAISON