



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
Monday, July 23, 2012 – 7:00 P.M.**

1. **CALL TO ORDER**                      Chair Ostergren called the meeting to order at 7:00pm.
  
2. **ROLL CALL**  
Present:                                      Chair Ostergren, Vice-Chair Torgan, Commissioners Rice, Charles, Castro & Levin  
  
Absent:                                        Commissioner Kaye  
  
STAFF PRESENT:                          David DeGrazia, Acting Planning Manager, Nathan Gapper, Assoc. Planner, Sharita Ellies, Commission Secretary.
  
3. **SPECIAL ORDER OF BUSINESS:**
  - A. **ELECTION OF CHAIR.**  
*The Historic Preservation Commission (HPC) elected Commissioner Bradly Torgan as Chair of the Historic Preservation Commission, for a term through June 30, 2013.*
  
  - B. **ELECTION OF VICE-CHAIR.**  
*The Historic Preservation Commission elected Commissioner Craig Charles as Vice-Chair of the Historic Preservation Commission, for a term through June 30, 2013.*
  
  - C. **DESIGN REVIEW SUBCOMMITTEE:**  
*The HPC appointed Commissioners Rice, Kaye and Ostergren, subcommittee members to the Design Review Subcommittee for a term ending June 30, 2013.*
  
  - D. **1343 LAUREL COMMITTEE:**  
*The HPC appointed Commissioner Levin to the 1343 Laurel Committee to assist in the selection of a consultant that will coordinate the adaptive reuse effort for the property.*
  
4. **APPROVAL OF AGENDA:**  
*The Historic Preservation Commission is requested to approve the Agenda.*  
**Recommendation:** Approve the agenda of Monday, July 23, 2012 **Moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried; noting the absence of Commissioner Kaye.**
  
5. **APPROVAL OF MINUTES:**  
*The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.*

**Recommendation:** Approve the special meeting minutes of, March 27, 2012 as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Charles and unanimously carried; noting the abstention of Commissioner Castro and the absence of Commissioner Kaye.**

CHANGES BY CHAIR OSTERGREN:

**Pg. 7:** His concern was that the wrong precedence <sup>^</sup>**precedent** would possibly be set by this Development Agreement in that Property owners would Ellis their buildings.

**Pg. 10:** She said although the Commission may or may not agree that the proposed uses are the appropriate uses, the agreement will go forward <sup>^</sup>**to the Planning Commission** and suggested that all recommendations be noted in tonight's meeting.

**Multiple Pages:** Correct all entries of public speaker Victor Amelczenko-to Victor Omelczenko

CHANGES BY COMMISSIONER LEVIN:

**Pg. 2:** Correct public speaker ~~Wadley Brian~~ to read <sup>^</sup>**Brian Wadley**.

**Multiple Pages:** Correct all entries of COFA to <sup>^</sup>**CofA**

**Pg. 18: Item 9.B. Public Comment** Insert following information in public speaker comments for Lynn Russell, Stephanie Harker and Cathy Blaivas. - <sup>^</sup>**Expressed concerns** regarding Staff's recommendation to deny designation

**6. PUBLIC COMMENT**

LYNN RUSSELL RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns about the Ellis Act. She requested detailed information from Staff to clarify the process.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD thanked the Commission for their role in the, *Protect Plummer Park Group* and informed the Commission that designation papers for Great Hall/Long Hall have been filed. She also expressed concerns about the CEQA ruling regarding designating Fiesta Hall.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD also thanked the Commission for their support with the Plummer Park project. She expressed concerns about a previous discussion of possibly designating the area around Plummer Park as a Historic District and also expressed concerns about maintaining existing Cultural resources within the City particularly the Methodist church on Fountain and Fairfax.

**Item 6.A Public Comment Closed**

**7. CONSENT CALENDAR: None.**

**8. EXCLUDED CONSENT CALENDAR:** None.

**9. COMMISSION CONSIDERATION:** None.

**10. PUBLIC HEARINGS:**

**1125 N. FORMOSA AVENUE:** Denial of a Local Cultural Resource Designation of a craftsman-style, single-family dwelling constructed in 1911 and located at 1125 Formosa Avenue.

Nathan Gapper, Associate Planner provided a verbal presentation detailing information as listed in the Staff Report. He briefly discussed the purpose, type and location of the designation.

He said the project was initiated by the City, February 22, 2012. He gave a brief background of similar projects of this type and the reason for recommending denial of the property as a Cultural Resource Designation.

He spoke about past actions from the City Council in 2008, Staffs consideration of craftsman bungalows in March 2012 and said the HPC also continued similar projects of this type in March 2012 to a date uncertain.

He directed the Commission to review Exhibit F, the Designated Pre-1920 Craftsman Properties and said, because of its present location the existing project could not appropriately be incorporated into the existing craftsman districts. He also said the project does not contain distinctive features of three-(3) existing designated craftsman projects nor does it have characteristics of their style.

He stated three-(3) options for the property and said; the project does not merit individual designation, could not be included in an existing district, asked the Commission to consider the Property Owners request to evaluate the property separately from the overall consideration of a district and asked that the HPC recommend to the City Council denial of the subject property as a Local Cultural Resource. He concluded his comments and said the applicant was available for questions or comments.

**Item 10.A. Commissioner Questions To Staff**

COMMISSIONER LEVIN asked if the property is denied as an individual local cultural resource would it prejudice the property for inclusion within a district for the ten year period as mandated in the municipal code.

STAFF NATHAN GAPPER said it does not prejudice the property for inclusion within a district.

COMMISSIONER OSTERGREN asked Staff to clarify their response to Commissioner Levin's question regarding the ten year timeframe/inclusion to a district for properties denied designation as a local cultural resource.

ACTING-PLANNING MANAGER DAVID DEGRAZIA directed the Commission to continue with discussion of the item as they research the question in the code book.

COMMISSIONER CASTRO asked Staff what was the current process for submitting nominations to the Commission from the 2008 Survey.

STAFF NATHAN GAPPER said the process consists of first considering existing Historic Districts; however this item was brought to the Commission as a direct request from the Property Owner.

COMMISSIONER CASTRO asked if there was a date that the City Council will review the possibility of a local thematic district.

ACTING-PLANNING MANAGER DAVID DEGRAZIA said the tentative date for City Council to discuss a district is September 2012.

COMMISSIONER OSTERGREN asked about section 4B of the Resolution, where it states "*The structure is one of two pre-1920 properties identified in the 2008 survey update that is located along Formosa Avenue*". She wanted to know if Staff knew where the other property was located and said it was not listed in Exhibit F.

STAFF NATHAN GAPPER said the map illustrates projects that have been designated, potential designations and denials.

COMMISSIONER LEVIN pointed out that Exhibit F lists Craftsman properties only and therefore the subject property would not be on the list.

VICE-CHAIR CHARLES asked for clarification of Staffs statement of there being multiple craftsman style bungalows identified in the survey that were denied local cultural resource designation.

STAFF and the COMMISSION discussed at length Vice-Chair Charles' question and determined that there were two-to-three that are believed to be on Cynthia.

CHAIR TORGAN asked for an update on the previous question regarding the ten-(10) year review rule.

**Item 10.A. Commissioner Questions To Staff Closed**

**Item 10.A. Public Comment**

NATHAN FREEMAN OF FMG FIRM/PROPERTY OWNER REPRESENTATIVE RESIDENT OF THE CITY OF LOS ANGELES congratulated the Chair and Vice-Chair on their appointments and said the property owner concurs with Staff's recommendation of denial.

He said the subject property received a demolition permit, development permit, a Tentative Tract Map and a resolution in the early 90's and said the property was then evaluated and it was determined that it was not culturally or historically significant.

He said the Staff report states that there were no building permits found which indicates it was not tied to a reputable architect or builder.

He based on his firm's research, there were no special individuals or activities tied to the property that would merit designation as a historic site and concluded his comments by requesting that the Commission support Staffs recommendation.

VICTOR OLMEZENKO RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns against Staff's recommendation. He said the property is the only remaining of its kind on Formosa. He also commented on properties ranging from 7500 – 7700 Lexington, Norton and Hampton; they have a massive confluence of historic craftsman properties. He expressed concerns regarding modern pocket parks within the City.

STAFF NATHAN GAPPER confirmed that if a decision is made to deny designation of a property as a local cultural resource, it cannot be reconsidered for individual or district designation until the ten-(10) year period is completed.

#### **Item 10.A. Commissioner Comments**

COMMISSIONER CASTRO said he visited the site. He spoke regarding the 2008 Resources Survey and Exhibit F and said the property is worthy of a sub-study of potential craftsman resources within this area.

He said the home maintains good integrity and recommended that the item be continued to a date uncertain to give time for the City Council to complete a study of a local thematic district.

He said there are 17 remaining craftsman properties that have not been reviewed and they too are reason for a sub-study to classify a more comprehensive look as well.

VICE-CHAIR CHARLES asked how the property owner would be affected if the item was continued to a date uncertain.

STAFF NATHAN GAPPER said it prohibits any type of development on the property and would be placed in limbo.

COMMISSIONER LEVIN said he agreed with Staff's recommendation that the structure does not meet the criteria for individual designation. He expressed concerns regarding precluding discussion of this item in a district without continuing it to a date uncertain.

He suggested that the item come back to the next meeting of the HPC and that language be crafted by Staff and/or the City Attorney that will not preclude "individual designation only" while maintaining a possibility of considering it as a contributing structure to a thematic district.

He suggested the following revisions to Resolution HPC 12-103:

SECTION 4.E. The structure was not designed by a notable architect and does not have any significant architectural detail, unusual features, or design components worthy of ***^individual*** designation.

He suggested that Section 4F be stricken from the resolution entirely because "other similar structures or similar style have been denied" bears no importance in a resolution.

SECTION 5. Consequently, the Commission finds that the building is not eligible for listing as a cultural resource at the local level under the criteria for ***^individual*** designation

SECTION 6. Therefore, the Historic Preservation Commission recommends to the City Council that the structure and site located at 1125 Formosa Avenue not be ***^individually*** designated as a local cultural resource.

Add language that this wouldn't prejudice an examination of its nomination to a contributing district.

COMMISSIONER OSTERGREN said she supports her fellow Commissioners that the site does not merit individual designation but could be eligible for a non-contiguous district.

She agreed that Section 4.F. of the resolution is irrelevant and said Section 4.D. bears no relevance as well and recommended that it too be stricken from the resolution.

VICE-CHAIR CHARLES agreed with fellow Commissioners that the structure does not meet the criteria for individual designation.

He referenced language from the Staff report regarding the Old Sherman District and said based on it, the structure may not be eligible to be included in a thematic district and is too far from other potential and

existing designated resources. He ended his comments by stating that continuing this item for further consideration would place the property owner in limbo for a very long time.

COMMISSIONER RICE agreed with his fellow Commissioners that the structure does not meet the criteria for individual designation as a local cultural resource and agreed with Vice-Chair Charles that it may not be eligible for designation within a thematic district.

CHAIR TORGAN supports the recommendations to change the resolution and said the revised language should protect the property from future prejudice of inclusion to a thematic district.

He said because the item is a recommendation of denial, Sections D & F are relevant to the resolution due to the fact that there was an analysis in 1990 it is a significant piece to the puzzle and will be relevant going forward.

He said since the three buildings on Formosa were denied they are at the least marginally relevant to the approach the Commission should take in making a decision on the item.

THE COMMISSION discussed at length ways to avoid a long period of limbo for the property owner, the importance of reviewing every possible action towards the resolution before rendering a decision that may not be revisited for ten years, the process of establishing and/or the possibility of the property being included within a thematic district.

COMMISSIONER CASTRO said to go forward with a decision on the resolution would be negligent and said the property maintains integrity, represents a pattern of development in West Hollywood and said there are very few remaining structures of its kind.

CHAIR TORGAN re-called public comment.

NATHAN FREEMAN OF FMG FIRM/PROPERTY OWNER REPRESENTATIVE RESIDENT OF THE CITY OF LOS ANGELES said he concurred with Commissioners Rice, Charles & Torgan. He asked what the next procedure would be if the Commission approved Staff's recommendation to deny the structure as a local cultural resource to the City Council.

STAFF NATHAN GAPPER AND THE COMMISSION addressed the question and explained the process of adding this item to the City Councils next meeting agenda.

**ITEM 10.A. PUBLIC COMMENT CLOSED.**

COMMISSIONER CASTRO moved to continue the item to a date uncertain to allow time for the City Council to establish the potential local craftsman thematic district, seconded by Commissioner Ostergren and fails on roll call vote:

Noes: Torgan, Rice, Charles,  
Ayes: Ostergren, Castro, Levin  
Absent: Kaye  
Recuse: None

COMMISSIONER OSTERGREN moved to continue the time to the October 22, 2012 HPC meeting, seconded by Commissioner Levin and fails on roll call vote:

Noes: Torgan, Rice, Charles, Castro  
Ayes: Ostergren, Levin  
Absent: Kaye  
Recuse: None

COMMISSIONER OSTERGREN requested the following correction to the signature approval section of the resolution:

~~DENIED~~ **^APPROVED** BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD ON THIS 27TH DAY OF AUGUST, 2012.

#### **ITEM 10.A. COMMISSIOER COMMENTS CLOSED.**

**Action:** continue the item, Draft Resolution No. HPC 12-103, to the next regularly scheduled meeting of the Historic Preservation Commission to receive clarification from the City Attorney of section 19.58.070 of the municipal code and for additional information from Staff for a definitive date as to when Council will discuss the matter, **moved by Chair Torgan, seconded by Commissioner Levin and passes on roll call vote:**

Noes: None  
Ayes: Torgan, Rice, Charles, Ostergren Castro, Levin  
Absent: Kaye  
Recuse: None

#### **ITEM 10.A. CLOSED**

11. **UNFINISHED BUSINESS:** None.

12. **ITEMS FROM STAFF:**

**A. UPCOMING PROJECTS:**

- i. Continued Item 9.A. – 1125 N. FORMOSA AVENUE
- ii. El Mirador to be discussed at the August 6, 2012 City Council Meeting.

**13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:**

COMMISSIONER LEVIN congratulated Chair Torgan and Vice-Chair Charles on their appointments.

COMMISSIONER CASTRO also congratulated the newly appointed officers.

COMMISSIONER OSTERGREN congratulated the newly appointed officers and Commissioner Kaye on the successful May 2012 HPC event.

She asked Staff about the information presented to the Council about the potential Thematic District and a recommendation to include the craftsman style properties on Vista South of Fountain in a potential district noted in the previous HPC meeting minutes of March 27, 2012.

She expressed concerns to Staff about previous public comments regarding the Ellis Act and ended her comments.

COMMISSIONER LEVIN also acknowledged Commissioner Kaye with regards to the successful May 2012 HPC event and thanked Commissioner Ostergren for her past service as Chair.

VICE-CHAIR CHARLES thanked Commissioner Ostergren for her previous service as Chair, he congratulated Chair Torgan on his appointment and too acknowledged Commissioner Kaye for the successful May 2012 HPC event.

He requested that Staff prepare an overview or handout with the City Attorney to explain the process of the Ellis Act.

COMMISSIONER RICE congratulated the Commission for their hard work. He too agreed that the May 2012 HPC event was quite successful.

CHAIR TORGAN thanked Commissioner Ostergren for her service as the Chair.

**14. PUBLIC COMMENT: None.**

**ADJOURNMENT:** *The Historic Preservation Commission adjourned at 8:22 pm to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, August 27, 2012, 7:00 P.M.** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON  
THIS 27<sup>th</sup> DAY OF AUGUST, 2012.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
HISTORIC PRESERVATION STAFF LIAISON