



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, February 25, 2013 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Torgan called the meeting to order at 7:02pm.
2. **ROLL CALL**
Present: Chair Torgan, Vice-Chair Charles, Commissioners Charlie, Rice, Ostergren, Castro & Levin

Absent: None

STAFF PRESENT: Stephanie Reich, HPC Liaison, Andrew Goodrich, Planning Intern & Sharita Ellies, Commission Secretary
3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the agenda of Monday November 26, 2012 as presented. **Motion unanimously carried.**
4. **APPROVAL OF MINUTES:**
The Historic Preservation Commission is requested to approve the minutes of prior Historic Preservation Commission meetings.
Recommendation: Approve the meeting minutes of, January 28, 2013 as presented. **Moved by Commissioner, Levin seconded by Commissioner Ostergren and unanimously carried.**
5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.
7. **EXCLUDED CONSENT CALENDAR:** None.
8. **COMMISSION CONSIDERATION:** None.
9. **PUBLIC HEARINGS:**

923, 927 AND 931 N. PALM AVENUE CONTINUED FROM JANUARY 28, 2013: The Historic Preservation Commission will consider the nomination of the residential properties at 923, 927, and 931 Palm Avenue for denying designation as Cultural Resources.

CHAIR TORGAN noted for the record that the Commission received an email against Staff's recommendation, PCR Report from the Owner in favor of Staff's recommendation and documentation from the Applicant

(1999 review of the Old Sherman Thematic Grouping) the morning of and during the HPC meeting.

He requested that those who previously commented in the January 2013 meeting solely address information that was provided in tonight's meeting.

LIAISON STEPHANIE REICH gave a brief update regarding Item 9.A. Exhibit C; rebuttal to the staff report previously provided by the applicant.

She said there was additional research regarding Item 9.A. Exhibit D. particularly the significant differences between the status code of 3S provided by OHP and status codes provided by West Hollywood identified in the 1986/87 survey.

She said Staff also provided criteria from West Hollywood's municipal code and portions of the National Register Bulletin #15; interpretation of the City's criteria and is based on the Secretary of Interiors Standard.

Item 9.A. Public Comment

TODD BIANCO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. He commented on previous structures within the Old Sherman district that were neglectfully demolished, the neglect to maintain the existing structures and said the facades of the structures remain intact and maintain historic exterior features.

LYNDIA LOWY RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. She spoke about the original survey and said it stopped at Fairfax Avenue and said Palm Avenue properties were originally within Old Sherman Thematic area.

She commented on the pros of preserving the existing single family dwellings and the cons of the proposed multi-family development and said the properties maintain the historic style of the West Hollywood Village.

ALEX SHEININ RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. He spoke in favor of the need for new development within the City.

DAVID CILENTO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the designation as a cultural resource. He said the City needs more well planned condos such as this and others developed within West Hollywood by the property owner.

SHERYL UTAL RESIDENT OF THE CITY OF WEST HOLLYWOOD/REAL ESTATE BROKER spoke in favor Staff's recommendation to deny the designation as a cultural resource. She said the properties are in irreparable condition and that there's a tremendous demand for new construction in West Hollywood. The proposed development will add value to the community and will be a wonderful addition to Palm Avenue.

ARLENE UTAL RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. She commented on her experience with land, entitlement and historic properties. She said after reviewing the history of the property and conversations with Staff, the property does not merit historic designation and said the City should allow the development to go forward.

LAURA BOCCALETTI RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. She spoke about the benefit of maintaining historic properties which are tangible reminders of the past and said the Commission has a great responsibility to help maintain the history of West Hollywood through the common history the homes provide.

GIOVANNI URIUI ARCHITECT RESIDENT OF THE CITY OF LOS ANGELES spoke in favor Staff's recommendation to deny the designation as a cultural resource. He said he previously worked with Dr. David Vayner on the development project at 8609 West Knoll Drive and said he is a very conscientious developer.

He said the proposed project will provide affordable units and was surprised that the properties were up for review as a cultural resource at this stage of the development application.

PAUL LYUBOVNY RESIDENT OF THE CITY OF HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. He said the proposed project will be an asset to the affordable housing issue in West Hollywood and will generate additional income to the City. He said the existing parking is inadequate and the development will add parking per unit.

ELSA NELSON RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. She said there was no intentional neglect to the properties; they're in the present condition due to age. She said the present owner purchased the properties with the intent to redevelop and has complied with all City regulations regarding the existing development application.

KIM SCHNEIDER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. She said the aesthetics of all three properties have been compromised; they no longer convey historic architectural features and no longer maintain an associated significance with the Town of Sherman. She said there is no significant evidence that the properties were built as model homes at the time of their development and said Dr. Vayner has successfully developed other structures and brings income to the City.

JEN DUNBAR RESIDENT OF THE CITY OF WEST HOLLYWOOD PRESIDENT OF WEST HOLLYWOOD PRESERVATION ALLIANCE spoke against Staff's recommendation to deny the designation as a cultural resource. She spoke regarding maintaining the charm and history of West Hollywood. She commented on the owners report prepared by PCR.

She said the minor changes to 927 and 931 did not change or alter the architectural integrity of the buildings and said there is no official record of the changes as well. She said the changes to the windows and a door was not irreparable and should not disqualify the properties for designation.

ALBERT MCLAUGHLIN RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. He said the proposed project in needed within the City.

GEORGE CREDLE RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. He said the buildings were important to maintaining historic properties within West Hollywood and could be considered as properties within a non-contiguous district. He said the properties are reparable and they contribute to the original context, look and feel of the area.

STEVE MARTIN RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. He commented on the limited options during the selection process of properties in the original survey. He said although the three structures are not contiguous to everything in the area they are to other areas such as Hancock. He commented on due process regarding receipt of the PCR report the day of the meeting; was not an appropriate time for review.

MARGARITA WUELLNER RESIDENT OF THE CITY OF MALIBU/ PCR REPRESENTATIVE spoke in favor Staff's recommendation to deny the designation as a cultural resource. Addressed the following issues, architectural integrity; said it is not based on condition but on location,

materials, workmanship, design, setting, feeling and association of a property (see National Register Bulletin 15) and said based on the objective analysis, 923 does not maintain sufficient architectural integrity and said she agreed that the information listed in the original survey that 927 and 931 does maintain sufficient integrity to be identified as their architectural type and style.

She said although they meet criteria to be included in a district, the two properties are disconnected from the core of Old Sherman; therefore their setting has lost integrity. She said although potential they do not meet eligibility under significance.

GARY LEGAULT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource. He said the "LGBT folk heroine of New York, Marsha P. Johnson, visited the adjacent building at 923 Palm Avenue during her last trip to Los Angeles in the spring of 1992", therefore the property should be preserved based on its connection to a notable person.

JORDON MOSS TENANT 931 PALM spoke against Staff's recommendation to deny the designation as a cultural resource. He said the properties bring creative space within the City and is a necessity to those in his profession as employee of National Geographic.

ROY OLDENKAMP RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the designation as a cultural resource. Commented on the presentation by PCR, he said the information provided was a result of payment for services rendered.

KATE EGGERT RESIDENT OF THE CITY OF WEST HOLLYWOOD/APPLICANT spoke against Staff's recommendation to deny the designation as a cultural resource. She said the properties are eligible for designation under Criteria A.3., A.5. and more strongly, Criteria, A.2.B.; thematic grouping of Old Sherman.

She commented on a previous analysis contracted by Staff and HRG and said the report in 1999 was the last neutral one completed on 927 & 931 which said the stated reason for denying the San Vicente and Larrabee properties was the same reason used to deny the Palm Avenue properties despite there being no evidence of disqualifying alterations presented in the Myra L. Frank report.

She stated the following quotes from a Myra L. Frank report, "because the homes encompass the last remnants of the title Sherman which is now West Hollywood, their historic and architectural significance is indisputable". She said in 1999 there were 21 properties reviewed; there are 12 remaining to date and with the loss the remaining bungalows become more significant because of their rarity.

COMMISSIONER LEVIN asked if the application remains the same and if the applicants believe the properties qualify under the nine listed criteria.

APPLICANTS KATE EGGERT AND KRISTIN GOSNEY said the application was completed based on their lack of knowledge regarding the selection process of determining eligibility/criteria.

DR. DAVID VAYNER OWNER/RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor Staff's recommendation to deny the designation as a cultural resource.

He commented regarding the existing development application. He said he purchased the property twenty years ago with the intent to redevelop in the future and was told by the City that the property was not historic.

He said his desire is to add income and new buildings to a growing community and asked that the Commission deny designation to allow the progress of the proposed project as well as the City to move forward.

Item 9.A. Public Comment Closed.

Item 9.A. Commissioner Comments:

COMMISSIONER CHARLIE commented regarding the neglected condition of the properties. He said they were of a considerable age when purchased by the owner and should have been better maintained considering the turn of the century era they were built.

He asked the Commission if the application could be amended to consider 927 and 931 individually or was it required that they be reviewed as a parcel.

CHAIR TORGAN said yes it was possible to amend the application based on information provided in tonight's HPC meeting and that the properties are potentially eligible to be considered in a district; not individually.

CHAIR TORGAN commented regarding the authority of the HPC. He said designation by the Historic Preservation Commission tonight was not a legal impediment to the existing demolition application of the property owner. He said it also does not give the HPC authority towards the outcome of the owner's proposed project; that remains in the hands of the Planning Commission and possibly the City Council.

COMMISSIONER CASTRO also commented about the Commissions position regarding development or pending applications within the City of West Hollywood, he said it is not within the Commission's purview and that the HPC is solely focused on the historic merits of preserving the three properties.

VICE-CHAIR CHARLES commented on the question of Dr. Vayner's property becoming eligible for designation as a cultural resource. He said that was not the decision of the Commission to look at any subsequent use of properties but that the Commission must review what is brought before them and take action based on a set criterion.

COMMISSIONER LEVIN said the Commission does not comment on existing development projects but solely on the historic merits of the subject property. He said the properties were from a transitional period and therefore could not be separated on the basis of a timeline.

He commented on the nine sub-criterion submitted by the applicants to help the community understand the importance of the correct analysis of properties and said, of the nine the property best qualified under A3; potentially included in the Old Sherman Thematic Grouping.

He expressed concerns with issues of discontinuity and a dis-contiguous district due to the original footprints of Old Sherman and current streets within West Hollywood.

CHAIR TORGAN commented regarding including 927 and 931 Palm within a district. He said based on the reports from PCR and West Hollywood, the only thing precluding the properties from being included within a Thematic District is their dis-contiguous nature.

He said 923 Palm is not eligible for designation due to the additions in the rear; the integrity has been compromised.

COMMISSIONER OSTERGREN commented regarding reviewing the properties as potential contributors to the Old Sherman District. She noted the changes within its footprint and said possibly adding the cluster could better define what the town of Sherman originally was.

She commented on previous speaker comments regarding setting/altered settings and said Palm Avenue presently has a number of single family dwellings.

She said 923 Palm has been significantly altered but 927 and 931 maintain a good degree of integrity. She said the alterations are minor and reversible. She asked if the resolution could be re-written to designate 927 and 931 Palm in a Thematic District.

COMMISSIONER OSTERGREN moved to include 927 and 931 Palm Avenue within the Old Sherman Thematic District under Criteria A-2.A and A-3, seconded by Commissioner Castro.

COMMISSIONER LEVIN noted for the record his objection of A-2.A.

COMMISSIONER CASTRO commented regarding the challenges of the properties being included as contributors to the Old Sherman Thematic

District due to their location and the pattern of the development of the area.

He agreed that the properties do not merit individual designation and also said the 927 and 931 have lost some architectural integrity due to some of the changes to the exterior.

COMMISSIONER CHARLIE said although the architectural integrity has been compromised the changes can be corrected.

Action: amend Resolution HPC 12-103 to deny designation of 923 Palm and recommendation to include 927 and 931 Palm Avenue as part of the Old Sherman Thematic Grouping under Criteria *A-2.A and **A-3, **seconded by Commissioner Charlie and passes on roll call vote:**

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

Item 9.A. Closed

10. NEW BUSINESS:

- A. CLG GRANT APPLICATION:** The Commission and Staff discussed the process of and/or applying for a CLG Grant during the April 2013 window or 2014. They discussed the benefits of the grant relating to funding towards research of a potential commercial survey or a craftsman thematic district on the eastside.
- B. MARCH 2013 SPECIAL HPC MEETING:**
The Commission scheduled a special meeting of the Historic Preservation Commission for Tuesday, March 26, 2013.

11. UNFINISHED BUSINESS:

- A. ANNUAL HISTORIC PRESERVATION EVENT:**
The Historic Preservation Commission and Staff discussed the following options for the 2013 HPC event:
- Chair Torgan suggested a walking tour of the Old Sherman Thematic District.
 - Liaison Stephanie Reich suggested a discussion/presentation session of the history of West Hollywood and its designations.
 - Combined efforts of West Hollywood and Beverly Hills.

Item 11.A. Public Comment

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STEPHANIE HARKAR RESIDENT OF THE CITY OF WEST HOLLYWOOD commented the proposed designation of Great Hall/Long Hall. She suggested Plummer Park as a walking tour for the annual HPC event.

12. ITEMS FROM STAFF:

- A. LIAISON STEPHANIE REICH commented regarding the Multi-Family Subcommittee meeting held today. She said comments and changes to the RFP were received by Staff and updates to the public are forthcoming.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER OSTERGREN commented regarding the dates for the Annual Preservation Conference to be held in Garden Grove, May 1-3, 2013 and the one day Forum May, 1, 2013.

COMMISSIONER CASTRO commented about the Modernism Week in Palm Springs. He said the session included mid-century architecture.

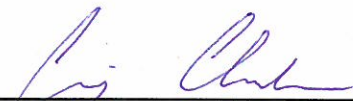
COMMISSIONER OSTERGREN also mentioned an all-day symposium on infill in the historic environment at the Getty in May 2013.

14. PUBLIC COMMENT:

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD commented regarding areas within the City of West Hollywood with potential districts and suggested that the HPC research the east side for a potential thematic grouping or a walking tour for the Annual HPC event.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:58 pm to a specially scheduled meeting of the Historic Preservation Commission on **Tuesday, March 26, 2013, 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 26th DAY OF MARCH, 2013.



CHAIRPERSON

ATTEST:



HISTORIC PRESERVATION STAFF LIAISON