



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, January 28, 2013 – 7:00 P.M.**

1. **CALL TO ORDER** Chair Torgan called the meeting to order at 7:01pm.
2. **ADMINISTER THE OATH OF OFFICE:**
Councilmember John Duran administered The Oath of Office to Yawar Charlie, appointed for a term ending June 30, 2013.
3. **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
4. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the agenda of Monday November 26, 2012 as presented. **Moved by Commissioner Castro, seconded by Commissioner Levin and unanimously carried.**
5. **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, November 26, 2012 as amended. **Moved by Commissioner, Levin seconded by Commissioner Castro and unanimously carried.**

CHAIR OSTERGREN:

Pg. 3 of 9 COMMISSIONER OSTERGREN restated her concerns regarding the reviewing process of this item and **^ said she would prefer to review** future items of this nature within a district.

Pg. 5 of 9 COMMISSIONER OSTERGREN also asked if the existing **^exterior** paint can be removed from the building as opposed to repainting it to maintain its character as shown in the historic photos.

Pg. 6 of 9 BRIAN NISSEL, PEYTON HALL, ~~T. MOURNIAN~~, ALAN NISSEL, DAVID BOLLAG, OWEN FITXSIMON, AND LAURA JANSSEN FREEMAN/PROPERTY OWNER REPRESENTATIVE & CONSULTANTS, RESIDENT OF THE VARIOUS CA CITIES, in favor of

Staff's recommendation resigned to have comments but were available for questions.

Pg. 10 of 9 Members of the Commission and members of the public acknowledged the accomplishments, dedication and fervor of ~~former~~ **late** Historic Preservation Commissioner Bruce Kaye.

Pg. 10 of 9 ADJOURNMENT: *The Historic Preservation Commission adjourned in memory of ~~former~~ late Commission Member, Bruce Kaye at 8:31 pm to a regularly scheduled meeting of the*

STEPHANIE ~~HARKAR~~ **HARKER**, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed

6. PUBLIC COMMENT:

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the City Councils decision to reject the Consent Calendar Item regarding a Historic Overlay Zone on the Eastside and suggested that some method of protecting the homes on the eastside be put into place by the HPC.

CATHY BLAIVAS RESIDENT OF THE CITY OF WET HOLLYWOOD also expressed concerns regarding City Councils decision to reject the Historic Overlay Zone of Craftsman homes on the Eastside.

She also expressed concerns about existing historic and potentially historic properties on Harper Street between Sunset and Fountain. She suggested that the properties be added to an existing district.

SAM BORELLI RESIDENT OF THE CITY OF WEST HOLLYWOOD AND PUBLIC SAFETY COMMISSIONER spoke about his candidacy as City Council member, his goals if elected and his views regarding the office.

MARK ZANGRANDO RESIDENT OF THE CITY OF WEST HOLLYWOOD AND HUMAN SERVICES COMMISSIONER spoke regarding the upcoming Community Services Study conducted by the City of West Hollywood and provided handouts.

7.

- A. CONSENT CALENDAR: 2011-2012 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) REPORT.** Each year the City of West Hollywood is required to file a report on its Historic Preservation Program with the OHP.

Recommendation: Moved to Item 8.A. Excluded Consent Calendar, Moved by Commissioner, Levin seconded by Commissioner Rice and unanimously carried.

8. EXCLUDED CONSENT CALENDAR:

A. 2011-2012 DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) REPORT.

Each year the City of West Hollywood is required to file a report on its Historic Preservation Program with the OHP. A DRAFT copy of the CLG report is provided for your review and consideration.

CLG report reviewed; Commissioner Ostergren, Vice-Chair Charles and Chair Torgan listed their request for corrections, and took the following action.

Action: File and receive as amended, **Moved by Commissioner, Levin seconded by Commissioner Rice and unanimously carried.**

9. COMMISSION CONSIDERATION: None.

10. PUBLIC HEARINGS:

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

Applicant: Katherine Eggert and Kristin Gosney

Planner: Stephanie Reich, Senior Planner and Andrew Goodrich, HPC Intern

Recommendation: Staff recommends that the Historic Preservation Commission 1) hold a public hearing, consider all pertinent testimony, and 2) adopt the following resolution recommending that the City Council deny the buildings as Local Cultural Resources:

Draft Resolution No. HPC 13-105: **A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY THE DESIGNATION OF THE BUILDING LOCATED AT 923, 927, AND 931 PALM AVENUE AS LOCAL CULTURAL RESOURCES.**

CHAIR TORGAN noted that the Commission received additional documentation and a request from the applicant the morning of the HPC meeting to continue the item.

He requested a consensus of those that wish to hear the item or continue the item which will give time to thoroughly review the additional documents provided this morning. He said he would open for public comments seeing that there were so many at the meeting.

Commission consensus to proceed with the item and hear public comments.

STAFF ANDREW GOODRICH HPC INTERN provided a PowerPoint presentation detailing information listed in the Staff Report. He said the nomination was for three adjacent properties on the 900 block of North Palm Avenue.

The southernmost property, 923 Palm Avenue, has never before been nominated as a Cultural Resource, and was not identified as potentially significant in either of the City's historic resource surveys.

However, the other two properties, 927 and 931 Palm Avenue, were identified as potentially significant in the 1987 survey because of their association with the town of Sherman.

These two properties have been nominated twice as contributors to the Old Sherman Thematic Grouping in 1990 and 1999, but were denied designation by the City Council.

In this most recent application, the applicants have nominated all three properties as individually eligible Cultural Resources. Based on the analysis, staff concludes that the properties at 923, 927, and 931 Palm Avenue are not eligible for designation as Cultural Resources, either individually or as part of an existing grouping or district.

Staff recommends that the Historic Preservation Commission adopt Resolution HPC No. 13-105, recommending that the City Council deny the properties as City of West Hollywood Cultural Resources.

Item 10.A. Commissioner Questions to Staff

COMMISSIONER LEVIN asked how the cut-off date of 1910 was determined.

STAFF ANDREW GOODRICH said there was not a set date explicitly written to the resolution but that 1890 - 1910 was the accepted period of significance based on previous staff reports regarding the Old Sherman Thematic Grouping.

COMMISSIONER OSTERGREN asked why Exhibit F; communication between Applicant and OHP regarding the resource status codes was not in the staff report.

LIAISON STEPHANIE REICH said the correspondence was received after the packet was delivered to the Commission. She said she spoke to a representative of OHP and discussed the process of developing status codes.

She said OHP informed her that the 3S code is likely an error; OHP has codes from the first survey which is what they are presently using. She

also said Staff intends to update OHP on all status codes in the near future.

COMMISSIONER OSTERGREN asked if the properties listed in the Old Sherman Thematic Grouping were the original nominations. LIAISON STEPHANIE REICH said yes the properties listed in the Old Sherman Thematic Grouping are the original nominations.

COMMISSIONER LEVIN asked who has governing authority regarding the status of the three properties regarding accuracy of them being listed within Old Sherman Thematic Grouping.

LIAISON STEPHANIE REICH said the City's resolution has the final authority.

Item 10.A. Commissioner Questions To Staff Closed.

Item 10.A. Public Comment:

KATHERINE EGGERT CO-APPLICANT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the property as a designated cultural resource and provided handouts to the Commission.

She commented on information regarding the OHP, additional documentation to the staff report, and said that the three properties were denied as a district but eligible individually.

She agreed with the information regarding denial in 1999. She spoke about the alterations/additions at 923, 927 and 931 Palm Avenue and said the dates of 1910 -1926 were inaccurate and should reflect the assessors' effective year built date of 1906.

KRISTIN GOSNEY CO-APPLICANT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to the property as a designated cultural resource.

She spoke about expressed concerns of residents within the neighborhood of the subject properties and neighboring designated craftsman properties.

She spoke about the proximity of other structures within the district; comparing those on Cynthia and the bungalows at the San Vicente Inn and said the distance between them and Palm Avenue were quite similar.

She said San Vicente has become more commercial business area while Palm Avenue remains a residential area.

Item 10.A. Commissioner Questions to Applicant:

DAVID VAYNER PROPERTY OWNER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the property as a designated cultural resource.

He said designating the structure would cause him financial hardship and said he was not aware of the properties historic status until the public hearing.

KIM SCHNEIDER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to the property as a designated cultural resource.

She said that while she has been skeptical of new developments in the past in her neighborhood, the new developments have been an improvement.

She said the proposed work by Mr. Vayner will enhance the neighborhood and complimented other projects by him within the City.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the property as a designated cultural resource.

She said it was a significant omission to exclude the full application provided by the applicants within the packet. She read from the West Hollywood's municipal code, Council findings and said City Council and City Staff have not strictly adhered to the written code(s) of historic preservation.

MARGARITA WUELLNER RESIDENT OF THE CITY OF MALIBU, PCR HISTORIC PRESERVATION CONSULTANT spoke in favor of Staff's recommendation to deny the property as a designated cultural resource.

She said she was hired by the owner to do an independent review of the properties to determine if they merit designation. PCR completed a site visit of each property and determined that none merited designation individually and although they were eligible as contributors to a district, their geographical distance excludes them for designation within the existing Old Sherman Thematic Grouping or the Craftsman District.

She said the staff report was very well prepared and reflects their findings as well.

RUTH MURFY RESIDENT OF THE CITY OF LOS ANGELES spoke against Staff's recommendation to deny the property as a designated cultural resource.

She commented on the residents that worked on the historic railways and said that information would be lost if the properties were not protected. She commented on the negative noise impact and high buildings.

JEN DUNBAR RESIDENT OF THE CITY OF WEST HOLLYWOOD PRESIDENT OF THE WEST HOLLYWOOD'S ALLIANCE spoke against Staff's recommendation to deny the property as a designated cultural resource.

She said the Alliance strongly recommends that the HPC designate the structures under Criterion A. She said adding the properties will give an opportunity to expand the grouping. She said the City is slowly depleting the number of resources.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the property as a designated cultural resource.

She agreed with previous comments regarding designating the property and said the craftsman homes on Palm which are now the AIDS hospice is a successful marriage of old and new.

LAURA BOCCALETTI RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the property as a designated cultural resource.

She asked that the discrepancies within the staff report be corrected to ensure accurate review of the property.

ELSA NELSON RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the property as a designated cultural resource.

Said she previously worked with and supports Mr. Vayner's present projects. She said he was not aware that the property was historic and said if he was aware he would not have purchased them.

She said the subject properties do not merit designation due to their present dilapidated state and alterations and that the current rents do not support the cost for maintenance. She said Mr. Vayner has complied with all of the Cities requirements and building codes.

DAVID CILENTO RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation to deny the property as a designated cultural resource.

RODD SPROTT RESIDENT OF THE CITY OF WEST HOLLYWOOD RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation to deny the property as a designated cultural resource.

He said he supports historic preservation and that the three houses are in a terrible state of disrepair. He said they have charm and character and the pictures in the staff report reflect that.

Item 10.A. Public Comment Closed.

Item 10.A. Commissioner Comments:

COMMISSIONER CHARLIE asked Mr. Vayner how long he's owned the properties and if he was responsible for the additions to the property.

DAVID VAYNER PROPERTY OWNER, RESIDENT OF THE CITY OF WEST HOLLYWOOD said he's owned the properties a little over twenty years and no, he was not responsible for any of the additions.

CHAIR TORGAN asked Mr. Vayner if he presently has a development application in progress with the City.

DAVID VAYNER PROPERTY OWNER, RESIDENT OF THE CITY OF WEST HOLLYWOOD said yes, the application is complete and is in final study with a few minor corrections.

Item 10.A. Commissioner Comments Closed.

Item 10.A. Applicant Responses:

KRISTIN GOSNEY CO-APPLICANT RESIDENT OF THE CITY OF WEST HOLLYWOOD commented on character defining features and said the sites qualify for designation under Criterion A.

KATHERINE EGGERT CO-APPLICANT RESIDENT OF THE CITY OF WEST HOLLYWOOD said there was no mention of the owner living in one of the proposed development properties.

She said the proposed development is too large for the existing land and is up for review by City Council. She said City Council rejected a previous project by the Owner which was too large for the land as well.

She said one of the present tenants is a producer of National Geographic Channel and another is an architect which negates previous comments by a speaker stating that the properties are occupied by derelicts.

She said the present dilapidated condition of the properties is due to twenty years of neglect by the owner and said pictures provided by the City reflect the original condition of the subject properties was good. She commented on incentives and benefits to the owner if the properties were designated.

COMMISSIONER CHARLIE asked if there was correspondence from any tenant to support the Applicants nomination and/or the integrity of the homes.

KATHERINE EGGERT CO-APPLICANT said she thought there were letters that were provided to Staff from 931 Palm. She said she spoke to him and was advised of home improvements he completed as well as passersby that have expressed their appreciation for the structures beauty and its details.

KRISTIN GOSNEY CO-APPLICANT RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke about another tenant that desired to paint the exterior but was not permitted by the owner.

CHAIR TORGAN said he spoke to the tenant in 927 Palm and was told that he was not aware of tonight's hearing.

LIAISON STEPHANIE REICH said Staff verified that public hearing notifications were sent to the residents and owners of the nomination and that the development application was complete approximately around the same time of the designation application.

CHAIR TORGAN suggested that the Item be continued to allow time to review the additional documents at the next meeting of the HPC.

Item 10.A. Applicant Responses Closed.

COMMISSIONER LEVIN moved to continue Item 10.A. to the next meeting of the Historic Preservation Commission, leaving the public hearing open.

Action: Continue Item 10.A. Draft Resolution No. HPC 12-103: A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL DENY THE DESIGNATION OF THE STRUCTURE LOCATED AT 923, 927, 931 PALM AVENUE, AS A LOCAL CULTURAL RESOURCE **moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried**

ITEM 10.A. CLOSED

11. NEW BUSINESS:

A. ANNUAL HISTORIC PRESERVATION EVENT:

The Historic Preservation Commission and Staff discussed the following options/venues for the 2013 HPC event:

- Chair Torgan suggested a combined effort with the City of West Hollywood the City of Beverly Hills.

- Liaison Stephanie Reich suggested a walking Tour of one or more of the existing Districts and possibly install plaques for each district in memory of the late Commissioner Bruce Kaye.

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

STAFF LIAISON STEPHANIE REICH spoke about updates to Incentives for Multi-Family Resources previously discussed. She said Staff is in the process of drafting an RFP to be brought before subcommittee members, Chair Torgan, Commissioner Levin and Commissioner Ostergren sometime in February 2013.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN welcomed Commissioner Charlie to the Commission and commented concerning funding approved for the Laurel Project at the last City Council meeting. He said it will consist of a study and repairs of the existing building.

COMMISSIONER CASTRO also welcomed Commissioner Charlie to the Commission.

COMMISSIONER OSTERGREN welcomed Commissioner Charlie to the Commission. She requested copies of the City's current resource register and requested information about the properties on the street "Betty Way" i.e. is there an existing overlay zone.

VICE-CHAIR CHARLES also welcomed Commissioner Charlie to the Commission.

COMMISSIONER RICE welcomed Commissioner Charlie to the Commission.

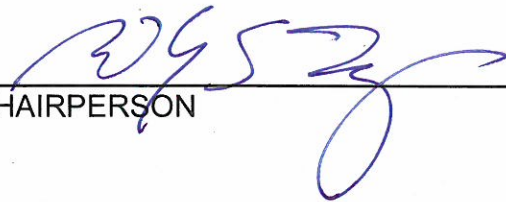
COMMISSIONER CHARLIE formally introduced himself and expressed his love for Historic Preservation.

CHAIR TORGAN welcomed Commissioner Charlie to the Commission and commended Councilmember Duran for the appointment.


15. PUBLIC COMMENT: None.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:45 pm to a regularly scheduled meeting of the Historic Preservation Commission on **Monday, February 25, 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 25th DAY OF FEBRUARY, 2013.



CHAIRPERSON

ATTEST:


HISTORIC PRESERVATION STAFF LIAISON