



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, September 23, 2013 – 7:00 P.M.**

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

Absent: None

STAFF PRESENT Emily Stadnicki HPC Liaison, Stephanie Reich Urban Designer, and Sharita Ellies Commission Secretary

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the agenda of Monday September 23, 2013 as amended **Moved by Commissioner Torgan, seconded by Vice-Chair Castro and 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, August 26, 2013 as amended. **Moved by Vice-Chair Castro seconded by Commissioner Levin and unanimously carried.**

COMMISSIONER OSTERGREN requested the following addition
Page 4 of 6 Priority List - Review ordinance to address recognition of sites with social and cultural significance

5. **Public Comment:**

KATE EGGERT RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed gratitude regarding actions taken by the HPC towards the Palm Avenue nominations and for Commissioner Torgan representing the Commission at the July 15th City Council meeting regarding the 927 and 931 Palm nominations as well.

CATHY BLAIVAS RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed her excitement regarding the City's Community Visioning project for Tara at Laurel Park. She also voiced concerns regarding the need for historic upkeep of landmarks within West Hollywood in general as well as Plummer Parks Great Hall/Long Hall.

STEPHANIE HARKER RESIDENT OF THE CITY OF WEST HOLLYWOOD raised concerns regarding historic nomination recognition and concerns for maintenance to historic sites such as Plummer Parks Great Hall/Long Hall and Tara and said "she'd personally pay for the Plaque at Plummer Park"

COMMISSIONER TORGAN asked Stephanie Harker where the national nomination certificate for Plummer Park is presently

STEPHANIE HARKER said she has the certificate

6. **CONSENT CALENDAR:** None
7. **EXCLUDED CONSENT CALENDAR:** None
8. **COMMISSION CONSIDERATION:** None
9. **PUBLIC HEARINGS:**
 - A. **8863 CYNTHIA STREET:** Applicant is requesting the approval of a Mills Act Contract in exchange for ongoing rehabilitation and maintenance of the local cultural resource located at 8863 Cynthia Street.
Action: CONTINUED TO A DATE UNCERTAIN.
 - B. **1400 N. HAYWORTH AVENUE:** Applicant is requesting the approval of a Mills Act Contract in exchange for ongoing rehabilitation and maintenance of the local cultural resource located at 1400 N Hayworth Avenue

STAFF EMILY STADNICKI provided a PowerPoint presentation detailing information as listed in the Staff Report. She noted for the record a correction to the page numbering of Exhibit A and also said the number of condominiums units should be corrected from 37 to 38

She stated the location of the site, its features, the date of its construction, the year of designation, its association with architect, Edward Fickett and the development of multi-family housing in the Los Angeles area

She commented regarding the three itemized work plans (completed, proposed rehabilitation and maintenance) and the fiscal impact (estimated annual tax saving and/or estimated cost to the City) over the 10 year life of the Mills Act contract.

She said she found a number of contracts with similar maintenance plans excluding pool service and said the Commission could recommend revisions to the proposed contract which would not affect its savings

She re-stated Staff's recommendation, ended her comments and opened for questions

Item 9.B. Commissioners Questions to Staff:

COMMISSIONER TORGAN asked for clarification if the applicant is the homeowners association and if the tax savings are given to the individual owners.

STAFF EMILY STADNICKI said yes, the applicant is the HOA.

VICE-CHAIR CASTRO asked for clarification if the completed rehabilitation tasks totaling \$204,000 00 were in the contract or if it was for informational purposes of completed work.

STAFF EMILY STADNICKI said yes, completed rehabilitation tasks for that amount were in the contract for informational purposes

Item 9.B. Public Comment:

WILLIAM LEE MATIS RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation He spoke about his individual unit and said he also supports the idea of restoring the entire building

VIRGINIA GILICK RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation She spoke about her individual unit, significant structural issues that need immediate attention and complimented Staff on their support and professionalism.

LAURA BOCCALETTI RESIDENT OF THE CITY OF WEST HOLLYWOOD/ REPRESENTATIVE OF THE WEST HOLLYWOOD PRESERVATION ALLIANCE spoke in favor of staff's recommendation She said the Alliance supports the recommendation to approve the contract and said it is one of West Hollywood's mid-century treasures

Item 9.B. Public Comment Closed. Moved by Chair Charles, seconded by Commissioner Charlie and unanimously carried.

Item 9.B. Commissioners Comments:

COMMISSIONER CHARLIE spoke in favor of Staff's recommendation He said as a Realtor within West Hollywood, Mills Act Contracts are a great incentive to assist both Home Owner Associations (HOA) associations and condo owners

COMMISSIONER TORGAN spoke in favor of Staff's recommendation He spoke regarding costs and assessments for condo owners He said the tax savings will be beneficial to offset certain costs He said he supports the proposed pool service/maintenance plan which includes the deck as well as the landscaping

He said he was very pleased that the first HOA/Condo project brought before the HPC was successful and will set a precedent for future HOA/Condo Mills Act Contracts

COMMISSIONER LEVIN spoke in favor of Staff's recommendation. He said he supports Mills Act Contracts in general and the Hollywood Riviera is an excellent example of a building meriting a Mills Act Contract.

He said he has fundamental issues with pool servicing and general maintenance that have nothing to do with the historic fabric of buildings or structures

VICE-CHAIR CASTRO spoke in favor of Staff's recommendation. He said the Mills Act Contract is a great incentive to maintaining historic properties. He said both the building and the individual units are stellar. He agreed with the comments of his fellow Commissioners with the exception of the fundamental issues expressed by Commissioner Levin.

He recommended that the HOA and condominium owners comply with the scheduled maintenance plans which are essential to maintaining eligibility of the contract and maintaining the historic structures.

COMMISSIONER RICE spoke in favor of Staff's recommendation. He recommended that the language in the maintenance section of the contract be revised to better define the definition of maintaining character defining features to areas such as the pool and possibly landscaping.

COMMISSIONER TORGAN recommended that the language in the work plan of the Mills Act Contract, referring to pool service, include cleaning and maintenance of the pool deck which will protect one of the capital assets of the property.

COMMISSIONER OSTERGREN recommended that the language in the work plan of the Mills Act Contract reference the importance of a maintenance plan for the cultural landscape of original plant life.

COMMISSIONER TORGAN moved to approve Item 9 B 1400 N Hayworth Avenue the approval of a Mills Act Contract, seconded by Commissioner Charlie.

Action: Recommend approval of a Mills Act Contract in exchange for ongoing rehabilitation and maintenance of the local cultural resource located at 1400 N Hayworth Avenue to the City Council, **moved by Commissioner Torgan, seconded by Commissioner Charlie and passes on roll call vote:**

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

Recuse: None
Absent: None

10. NEW BUSINESS:

- A. HISTORIC PRESERVATION COMMISSION TASK FORCE APPOINTMENT:** The Historic Preservation Commission appointed Commissioners Torgan, Levin, and Ostergren to the Development of Incentives for Designated Multi-Family Properties Task Force for a term through June 30, 2014, **moved by Vice-Chair Castro, seconded by Chair Charles and unanimously carried.**

11. UNFINISHED BUSINESS: None

12. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

STAFF STEPHANIE REICH 8801 Sunset Boulevard, formerly known as/Tower Records will be going to City Council November 04, 2013, as an appealed item

As previously discussed, a member of the HPC will attend meetings of the City Council for items previously nominated for cultural resource designation

Chair Torgan requested a backup person in place in the event of his absence at the November 04, 2013 Council meeting, Commissioner Yawar Charlie volunteered to attend

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER CHARLIE requested a follow-up meeting to update the Commission on the items discussed at the HPC Retreat.

LIAISON EMILY STADNICKI said Staff will bring back a one page summary of information discussed during the retreat to the October 2013 regular meeting of the Historic Preservation Commission

COMMISSIONER TORGAN commented regarding the upcoming Congress of Boards and Commissions He recommended that each member of the HPC attend and said it's scheduled for Monday, October 14, 2013

COMMISSIONER OSTERGREN announced that a new chapter of Docomomo, a non-profit organization dedicated to the documentation and conservation of buildings, sites and neighborhoods of the modern movement will be having their inaugural event, Saturday, October 5, 2013

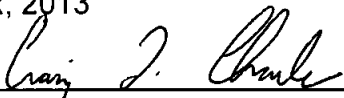
In Dana Point, California and invited her fellow Commissioners to support with their attendance

COMMISSIONER LEVIN commended Staff for their professionalism and due diligence in working with Mills Act Contract applicants.

14. PUBLIC COMMENT: None

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:51 pm to a regularly scheduled meeting of the Historic Preservation Commission on Monday, October 28, 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 28th DAY OF OCTOBER, 2013



CHAIRPERSON

ATTEST



HISTORIC PRESERVATION STAFF LIAISON