



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Monday, April 28, 2014 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair Charles called the meeting to order at 7:05pm.
2. **ROLL CALL:**
Present: Chair Charles, Rice, Ostergren Charlie, Levin, and Vice-Chair Castro

Absent: Commissioner Torgan

STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner 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, April 28, 2014 as amended. **Moved by Chair Charles, seconded by Commissioner Levin; and unanimously carried noting the absence of Commissioner Torgan.**

CHAIR CHARLES amended the HPC regular meeting agenda to hear Item 9.B. out of order.

HPC LIAISON, EMILY STADNICKI amended the meeting agenda as follows:

B. 8866^8872 SUNSET BOULEVARD

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, March 24, 2014 as amended. **Moved by Commissioner Levin, seconded by Commissioner Ostergren and unanimously carried noting the absence of Commissioner Torgan and the abstention of Vice-Chair Castro.**

COMMISSIONER OSTERGREN requested the following corrections:

She and fellow Commissioner's Levin, Torgan, and Charlie expressed concerns regarding the limited cap of 50 guests and it was suggested that invitations include an option to RSVP.

5. **PUBLIC COMMENT:** None.
6. **CONSENT CALENDAR:** None.

7. EXCLUDED CONSENT CALENDAR: None.

8. COMMISSION CONSIDERATION: None.

9. PUBLIC HEARINGS:

ITEM 9.B. 8866-8872 SUNSET BOULEVARD HEARD OUT OF ORDER

B. 8866-8872 SUNSET BOULEVARD:

The Historic Preservation Commission shall consider a Local Cultural Resource Designation application for the property located at 8866-8872 West Sunset Boulevard.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the Staff Report of 8866-8872 Sunset Boulevard.

She stated the location, addresses within the parcel, and said the two-story commercial building constructed in 1935 was originally designed in the Colonial Revival style by the firm Norstrom and Anderson.

She said the original character defining features (siding, windows, cupola, pediment, circular vents, storefront doors, decorative trim and slender columns) of the building have since been removed, covered, or otherwise significantly altered.

She said building records indicate that it was previously subdivided into four spaces and is currently occupied by Take Sushi Restaurant, Amarone Restaurant, Hippocampus, and Sound Check Hollywood.

She said the structure was originally identified as a potential contributor to the Sunset Strip in the 1987 survey conducted by Johnson Heumann Research Associates for the City.

She said in 1993 the HPC re-evaluated all potential contributors to the Sunset Strip previously identified in the survey and concluded that the subject property did not retain sufficient integrity for eligibility as a West Hollywood cultural resource.

The 1994 Final Environmental Impact Report for the Sunset Specific Plan included this finding which also states that the property was erroneously included in the City's historic resource inventory as a potential cultural resource and is subject to re-evaluation per this application.

She said Staff concluded that the building has been significantly altered and supports a recommendation to deny the designation of this property as a cultural resource.

ITEM 9.B. PUBLIC COMMENT:

DAVID A. DAVIS, APPLICANT/RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation. He said he represents the property owner and management company and also said agrees with Staff that the character defining features have been altered and/or removed.

ITEM 9.B. COMMISSIONER QUESTIONS TO STAFF: None.

ITEM 9.B. COMMISSIONER COMMENTS:

COMMISSIONER LEVIN spoke in favor of Staff's recommendation. He provided photos of the property dating back to 1966 and said the building no longer retains its integrity.

He said although 8872 is the most intact of the structures it also lacks sufficient integrity as well.

COMMISSIONER OSTERGREN spoke in favor of Staff's recommendation and said, she too agreed that the structures integrity was significantly altered.

COMMISSIONER LEVIN moved to approve Item 9.B. 8866-8872 Sunset Boulevard and seconded by Commissioner Rice.

Action: Recommend approval of Draft Resolution No. HPC 014-112: a resolution of the Historic Preservation Commission of the City of West Hollywood, recommending that the City Council deny the designation of the buildings located at 8866-8872 West Sunset Boulevard, West Hollywood, California as a Local Cultural Resource. **Moved by Commissioner Levin, seconded by Commissioner Rice and passes on roll call vote:**

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

ITEM 9.A 8214-8218 W. NORTON AVENUE HEARD OUT OF ORDER

A. 8214-8218 WEST NORTON AVENUE:

The Historic Preservation Commission shall consider a local Cultural Resource Designation Application for the property located at 8214-8218 W. Norton Avenue and a Rehabilitation Incentive in the form of a change of use from residential apartments to a Bed and Breakfast (B&B) Inn.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the Staff Report for 8214 Norton Avenue.

She stated the location and described the site plan which sits on a narrow rectangular parcel. She said the property includes a two-story, five unit apartment building that was constructed in the Spanish Colonial Revival style in 1932.

She said the building originally had six units but two units have been recently combined to form one unit and gave a detailed description of the character defining features which remain intact and have experienced few or no alterations.

She said the property was nominated for its association with the life and work of Jim Morrison, singer/songwriter of the band The Doors. The Doors were the house band for the Whiskey a Go Go. Jim Morrison utilized the Norton apartment unit as a live-work space and was the place where he wrote lyrics that contributed to albums such as the "Morrison Hotel" and "LA Woman".

She said former band member Robby Krieger confirmed that Jim Morrison did write lyrics within the apartment and also said Jim and girlfriend Pamela Curson lived in the apartment until he died in 1971 in Paris. She said Jim Morrison's death certificate lists the subject property as his last place of residence.

She stated that the Norton apartment has been noted and included in a number of books and articles written about Jim Morrison's life and his work with The Doors.

Staff has concluded that the property at 8214-8218 West Norton Avenue retains sufficient integrity to be designated a local Cultural Resource for its association with the life and productive period of Jim Morrison and The Doors.

She said the applicant is also requesting approval of a Rehabilitation Incentive to fully rehabilitate the building in the form of a change of use from apartment units into Bed and Breakfast Inn units.

She stated that a Rehabilitation Incentive is being requested to help offset the high costs of rehabilitation and maintenance projects that will be completed in the next five years and said the applicant has submitted documentation to substantiate the financial hardship. She also said the rehabilitation and maintenance plan will not alter or damage the historic character of the building.

She said Staff supports the request for a Rehabilitation Incentive as well as the proposed project to convert the property into a Bed and Breakfast

Inn and explained the present level of work that needs to be done at the site.

ITEM 9.A. COMMISSIONER QUESTIONS TO STAFF:

COMMISSIONER LEVIN asked if the hardship documentation provided by the Applicant was verified by Staff.

HPC LIAISON EMILY STADNICKI said it's not the practice of Staff to acquire additional information or require an independent accountant.

COMMISSIONER OSTERGREN asked about a date discrepancy regarding Jim Morrison's time of occupancy listed within the staff report which states 1969 and materials submitted within the application state 1968.

HPC LIAISON EMILY STADNICKI said the conflicting information was reviewed by Staff and it was determined that independent sources support the 1969 date which was included in the staff report.

COMMISSIONER OSTERGREN asked when units five and six were combined as stated in the staff report and also asked why the 2013 profit and loss statement lists rents for both units if they were combined.

HPC LIAISON EMILY STADNICKI said Staff does not have that information and said the applicant would provide it in her presentation

JANE KIM, APPLICANT/RESIDENT OF THE CITY OF WEST HOLLYWOOD said the units were combined approximately two or three years ago.

HPC LIAISON EMILY STADNICKI said the units were joined but rented individually.

COMMISSIONER OSTERGREN also asked if the option to apply for a Mills Act Contract was discussed with the applicant as a possible incentive.

HPC LIAISON EMILY STADNICKI said the option for Mills Act Contract was discussed but the Applicant was not interested. She said the alternative was to condition the improvements within the resolution which would result in a similar effect without receiving tax savings.

COMMISSIONER CASTRO asked if there was a limit to the time an individual could stay in a Bed and Breakfast.

HPC LIAISON EMILY STADNICKI and members of the Commission said the limit was 30 days to stay within a unit.

COMMISSIONER OSTERGREN asked if the structures were considered to be nominated for architectural significance.

HPC LIAISON EMILY STADNICKI said it was considered for architectural significance as a contributor within a district but could not merit designation individually.

ITEM 9.A. PUBLIC COMMENTS:

CHAIR CHARLES noted for the record individuals which completed the in Citizen Position Slip/In Lieu of Speaking forms. Three in support of the item and one opposed.

CHARLIE FISHER, APPLICANT REPRESENTATIVE/RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation. He reiterated information as listed in the staff report regarding the significance of the unit in relation to the productive time of Jim Morrison's career.

He spoke regarding documented information of an interview with The Rolling Stones and Jim Morrison and his publicist as well. He said the information provided by Staff is sufficient to support the recommendation.

JANE KIM, APPLICANT REPRESENTATIVE, JHK ARCHITECTURE, RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation. She said JHK Architecture prepared the architectural report and plan for restoration and ongoing maintenance. She acknowledged the significance of the landmark nomination as the last place of residence for Jim Morrison.

She said the project will also serve to preserve its Spanish Colonial Revival style which was popular in its period of significance and supports the proposed designation.

MATT KEENER, APPLICANT REPRESENTATIVE, JHK ARCHITECTURE, RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff's recommendation.

He said JHK's findings are consistent with the findings within the staff report and concur that the property merits as a contributor and maintains character defining features of its period of significance.

He said JHK Architecture and Historic Architecture Consultant, George Taylor Loudon, who later joined the project, provided their services pro bono in support of the proposed designation.

COMMISSIONER CASTRO asked applicant Matt Keener if his firm will oversee the rehabilitation and maintenance of the character defining features as listed in the report.

MATT KEENER, APPLICANT REPRESENTATIVE said although his firm in not under contract to oversee, they are available to assist in any way.

COMMISSIONER OSTERGREN said there's a date discrepancy listed in the restoration and maintenance plan for work to be completed within the next ten-years however, the proposed work schedules state 2014-2015.

MATT KEENER, APPLICANT REPRESENTATIVE said the firm determined that the work could be done over a period of time which would be determined by the owner. He said 2014-2015 was an estimate of time to complete the work.

HPC LIAISON EMILY STADNICKI stated for clarification there is a required five-year completion date for the B&B listed in the resolution consistent with the maintenance plan.

COMMISSIONER OSTERGREN asked Applicant Representative, Charlie Fisher about his previous comment regarding a report he completed for Staff.

CHARLIE FISHER, APPLICANT REPRESENTATIVE said it was not a full report but information provided for the application.

HPC LIAISON EMILY STADNICKI said the information provided by Mr. Fisher was documentation provided for the application process.

COMMISSIONER LEVIN asked for clarity if the interview previously mentioned by Mr. Fisher was with Rolling Stone Magazine or Rolling Stones.

CHARLIE FISHER, APPLICANT REPRESENTATIVE said there was an interview later with the magazine but the interview he referenced was with the Rolling Stones which can be found on the internet.

KAREN ST CLAIRE, RESIDENT OF THE CITY OF VALLEY VILLAGE spoke in favor of Staff's recommendation. She spoke on behalf of the artists within the community and said, The Doors had a very positive impact within the entertainment industry and also said fellow artists support and are very excited about the proposed nomination.

WILLIAM STIFEL, RESIDENT OF THE CITY OF WEST HOLLYWOOD, expressed concerns regarding the current use at the site and the proposed work plan. He said the site is currently utilized as an illegal B&B and the proposed work plan is not as extensive as documented.

DONALD ANSPAUCH, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against Staff's recommendation and expressed concerns regarding the need for additional authentication of this site being Jim Morrison's final residence and he too said the property is currently

used as a B&B which should not be allowed in the residential area. He requested that Code Compliance get involved.

LAURA BOCCALETTI/WEST HOLLYWOOD PRESERVATION ALLIANCE, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation. She said the Alliance is in full agreement with the proposed resolution to designate the structure as a cultural resource but does not have a position on the proposed rehabilitation incentives at this time.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation. She said she too supports the preservation and restoration of the building and also had no comments regarding the proposed use.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of Staff's recommendation. She said she, too, supports the designation and preservation of the structure.

MATT KEENER, APPLICANT REPRESENTATIVE/ JHK ARCHITECTURE, RESIDENT OF THE CITY OF LOS ANGELES spoke in rebuttal regarding previous comments pertaining to the cost to properly rehabilitate and repair the building.

He said photographs of the site show significant damage to some areas of architectural features that are most relevant which are not quick fixes but require extensive restoration. He said JHK's budget reflects a low estimate due to the financial hardship to restore and rehabilitate the building.

CHARLIE FISHER, APPLICANT REPRESENTATIVE spoke in rebuttal regarding the residency of Jim Morrison. He said a letter was submitted by Robbie Krieger which states that it was Jim Morrison principal residence and said proof of residency was destroyed over the years by former owners.

ITEM 9.A. PUBLIC COMMENTS CLOSED

ITEM 9.A. COMMISSIONER COMMENTS:

COMMISSIONER OSTERGREN expressed concerns about the lack of documentation provided within the public hearing packet. She said comments stated by Applicant Representative, Charles Fisher, that there were documents provided to Staff for proof of residency is not within the packet.

She said there are statements without supporting documentation and there was not sufficient documentation to approve designation of the property as one of the first for association with an individual.

She said there were statements and references indicating that there was literary documentation to support his residency but was not included in the packet and what was provided was limited and out of context.

She said Commissioners should not be responsible to obtain or research additional information which should be included in the agenda packet. She said she does not question Jim Morrison's residency but needs more documentation which would help build a much stronger case.

HPC LIAISON EMILY STADNICKI said Staff included documentation from Representative Charles Fisher she thought met the required threshold.

VICE-CHAIR CASTRO said generally the property merits designation of cultural resource in association with a significant individual; however, he agrees that there should be more documentation as previously stated by Commissioner Ostergren to support designation.

COMMISSIONER CHARLIE also expressed concerns regarding the limited documentation provided. He also said there should be additional information to merit hardship; the expenses and fees provided were high for this building.

VICE-CHAIR CASTRO said the resolution to approve the rehabilitation incentive, the conditions, in terms of operations should be reviewed extensively.

COMMISSIONER LEVIN expressed concerns as well regarding the hardship. He said in principle, if Jim Morrison's residency can be proved, he supports the designation. He said, if documented, would meet the criteria.

He said he supports Bed and Breakfasts within the City however; they can cause code enforcement issues and asked if there were any present code violations. He said he'd prefer that the item be continued until additional supportive documentation is submitted to support Jim Morrison's residency.

HPC LIAISON EMILY STADNICKI stated for the record that there were no open code violations.

COMMISSIONER RICE said he also supports designation of the property in association with a significant individual and the Bed and Breakfast Inn but also requests additional documentation to take action.

CHAIR CHARLES said he also supports designation of the property as a cultural resource. He said thresholds for this type of designation have not been met and the necessary documentation is missing and/or are out of context.

STAFF AND THE COMMISSION discussed at length the primary and secondary documents that were provided and necessary to take action on the proposed cultural designation and rehabilitation incentive.

COMMISSIONER CHARLIE moved to reopen Item 9.A. Public Comments, seconded by Commissioner Ostergren and unanimously carried.

CHAIR CHARLES stated for the record that public comment was reopened for the limited comments of Applicant/Owner, Cheri Woods.

CHERI WOODS, RESIDENT OF THE CITY OF WOODLAND HILLS spoke in favor of Staff's recommendation. She said she has more than sufficient, documented evidence to support Jim Morrison's residence.

She said she would have brought it with her had she known information provided in the agenda packet would not be sufficient. She stated events and incidents that occurred at the property during his tenancy and said the property was definitely his last known documented address.

ITEM 9.A. PUBLIC COMMENTS CLOSED

VICE-CHAIR CASTRO moved to continue the Item to a date uncertain, seconded by Commissioner Levin.

Action: Continue Item 9.A. 8214-8218 W. NORTON AVENUE to a date uncertain. **Moved by Vice-Chair Castro, seconded by Commissioner Ostergren and passes on roll call vote:**

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

10. **NEW BUSINESS:** None.

11. **UNFINISHED BUSINESS:**

B. PRESERVATION MONTH EVENT:

The Historic Preservation Commission and Staff will discuss the 2014 annual Historic Preservation Month event.

HPC LIAISON EMILY STADNICKI said the following:

- HPC Annual Preservation Month Event has been changed from May 12th 2014 to May 20, 2014.
- Commissioner Ostergren will be commissioning a speaker.
- Chris Morris from the National Trust Field Office, Mayor John D'Amico and Council Member Abbe Land will attend the event.

- Brief tour and menu confirmed.
- 125 Guest maximum.

12. ITEMS FROM STAFF:

STAFF LIAISON, EMILY STADNICKI said the following:

- Confirmed City Council May 5th Attendees.
- Nominations for Chair & Vice-Chair will be on the next HPC meeting agenda.
- Next Meeting HPC meeting will be a special meeting due to holiday May 26, 2014.
- Commissioner Charlie will not attend the May HPC Meeting.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN commended Staff for their efforts of submitting the CLG Grant application.

HPC INTERN STEPHANIE CISNEROS said the Grant would go towards a reconnaissance survey and historic context statements on the Sunset Strip.

COMMISSIONER OSTERGREN also commended Staff for submitting the CLG Grant. She reiterated the relevance and importance of materials within agenda packets and said historic photos are of great importance and should never be omitted. She also asked that agenda packets be delivered sooner than Fridays prior to Monday meeting dates.

14. PUBLIC COMMENT: None.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:32 pm to a specially scheduled meeting of the Historic Preservation Commission to of May 27, 2014 at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 27th DAY OF MAY 2014.



CHAIR CRAIG CHARLES

ATTEST:



HPC STAFF LIAISON EMILY STADNICKI