



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
Tuesday, June 30, 2014 – 7:00 P.M.**

1. **CALL TO ORDER:** Vice-Chair Castro called the meeting to order at 7:01 pm.
2. **ADMINISTER THE OATH OF OFFICE:**
Planning Commissioner John Altschul administered the Oath of Office to Allegra Allison to serve as Commissioner of the Historic Preservation Commission for a term ending June 30, 2015.
3. **ROLL CALL:**
Present: Chair Castro, Vice-Chair Charlie, Rice, Ostergren Levin, Torgan and Allison

Absent: None.

STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner and Sharita Ellies, Commission Secretary
4. **SPECIAL ORDER OF BUSINESS: ITEM PREVIOUSLY TABLED DURING THE MAY 27, 2014 SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION.**
 - A. **ELECTION OF CHAIR.**
The Historic Preservation Commission (HPC) elected Commissioner Delfin "Danny" Castro, by acclamation as Chair of the Historic Preservation Commission for a term through June 30, 2015.
 - B. **ELECTION OF VICE-CHAIR.**
The Historic Preservation Commission elected Commissioner Yawar Charlie, by acclamation as Vice-Chair of the Historic Preservation Commission for a term through June 30, 2015.
5. **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 Commissioner Levin, seconded by Commissioner Torgan and unanimously carried.**
6. **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, May 27, 2014 as amended. **Moved by Commissioner Levin, seconded by Vice-Chair Charlie and unanimously carried.**

COMMISSIONER OSTERGREN requested the following corrections:

Page 15 Line 15:

rule for the definition ~~^~~**designation** of buildings, so I'm just

Page 17 Line 13:

Commission, my name is squeaky ~~squeaky~~ **^[squeaky]**. My name is ~~squeaky~~ **^[squeaky]**.

Page 28 Line 13:

One quick response to Mr. ~~Eastland~~ **^Giestbret** because I think he

Page 37 Line 9:

noted that it's a con-, there's a concrete ~~block~~ **^block**

Page 37 Line 15:

state that the building has been, due ~~for~~ **^to** replacement

Page 37 Line 17:

of the original screen with a concrete block wall ~~^~~, the building no longer retains integrity. I don't

Page 37 Line 24:

the glass mosaic tiles that are in ~~€2~~ **^situ** that have been

Page 38 Line 6:

tile in ~~€2~~ **^situ** there in above the storefronts along the

Page 39 Line 16:

know, leave **^leap** of judgment here about what's happened

Page 48 Line 1:

Ostergren: I do want to ~~than~~ **^thank** Emily for all your hard work and

Page 41 Line 2:

building's going to be ~~raised~~ **^razed** if the report was clear

7. PUBLIC COMMENT:

STEVE MARTIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD congratulated Chair Castro and Vice-Chair Charlie on their nominations and Allegra Allison on her appointment to the Commission. He commented about previous projects by Commissioner Allison and said she'll be an asset to the Commission.

CATHERINE HAHN, RESIDENT OF THE CITY OF BEVERLY HILLS also congratulated newly appointed Commissioner Allegra Allison and Chair

Castro on his nomination. She said Commissioner Allison will be a great addition to the Commission.

LAUREN MEISTER, RESIDENT OF THE CITY OF WEST HOLLYWOOD congratulated Chair Castro, Vice-Chair Charlie on their nomination and Commissioner Allison on her appointment to the Commission.

STEPHANIE HARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD also congratulated Chair Castro, Vice-Chair Charlie and Commissioner Allison on their appointments. She said previous public comments MIGHT have been misconstrued as complaints and should be viewed as concerns for the City and suggested that the City prepare a much needed survey of commercial buildings.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD also congratulated Chair Castro, Vice-Chair Charlie and Commissioner Allison as well and thanked them for their service. She said she "echoed" Stephanie Harker's comments regarding public speakers and the need for a commercial survey and the prevention of demolitions.

MICHELLE REX, CITY COUNCIL DEPUTY SPOKE ON BEHALF MAYOR D'AMICO. She explained that his absence was due to an engagement in Washington, DC and congratulated Chair Castro, Vice-Chair Charlie and Commissioner Allison on their appointments.

KATE EGGERT, RESIDENT OF THE CITY OF WEST HOLLYWOOD congratulated Chair Castro, Vice-chair Charlie and Commissioner Allison on their appointments. She expressed concerns against the proposed demolition of the Jones Dog and Cat Hospital designed by Wurdeman and Becket in 1938.

KRISY GOSNEY, RESIDENT OF THE CITY OF WEST HOLLYWOOD thanked and congratulated the Commission for their service and expressed concerns against the demolition of the office/retail complex designed by notable Architect Barry Berkus.

JEANNE DOBRIN, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke about issues relating to Plummer Park, and requested that City funds be used towards the preservation of Great Hall/Long Hall.

8. **CONSENT CALENDAR:** None.
9. **EXCLUDED CONSENT CALENDAR:** None.
10. **PUBLIC HEARINGS:** None.
11. **NEW BUSINESS:**

- A. 826 N. KINGS ROAD:** Provide comments on the proposal to demolish a single-family residence in order to construct a 34-unit apartment building with subterranean parking located at 826 N. Kings Road. The Zoning Ordinance requires that this request be reviewed by the Historic Preservation Commission because the proposed project is located within public view of the designated Cultural Resource located at 835 N. Kings Road (Schindler House).

Recommendation: Staff recommends that the Historic Preservation Commission 1) Review the proposal and 2) provide comments to the Planning Commission.

STAFF EMILY STADNICKI provided a brief introduction of the project. She stated the location in relation to the designated cultural resource, The Schindler House.

She said the Historic Preservation Commission reviews and comments on all permit applications for projects pertaining to designated and potential cultural resources or related neighboring properties within a public view.

She said the project was submitted for comments only which will be included in the Planning Commission report and said Certificates of Appropriateness are only required for projects that affect designated or potential resources.

She said this property was nominated in 2004 but not designated and it is Staff's opinion that the project does not pose a threat to the significance of the Schindler House but rather responds to and compliments the street scape.

Item 11.A. Commissioners Questions To Staff: None.

Item 11.A. Public Comments:

RIC ABRAMSON, RESIDENT OF THE CITY OF WEST HOLLYWOOD/ APPLICANT REPRESENTATIVE spoke in favor of Staff's recommendation. He stated the location and type of project which consists of multi-family, market rate and affordable housing units.

He said the goal of the project was to introduce a high density housing project within the neighborhood while meeting the City's zoning requirements relating to existing cultural resources.

He gave a description of the proposed project and stated the specific strategies planned for the exterior design as well as the proposed underground parking structure.

He said the design of the proposed project was inspired by the outdoor living design found in Schindler buildings and how it would relate to its public view.

Item 11.A. Public Comments Closed

Item 11.A. Commissioners Questions To Applicant:

COMMISSIONER OSTERGREN asked for more information regarding the materials to be used on the exterior of the proposed project.

RIC ABRAMSON, RESIDENT OF THE CITY OF WEST HOLLYWOOD/ APPLICANT REPRESENTATIVE said the white element is an enamel coated screen and a horizontal louver system in the common spaces. He said there may also be art integrated as well in the front panels of the façade as a public art program.

COMMISSIONER OSTERGREN also asked about the metal screens located at the south side walkway and the extensive use of wood.

RIC ABRAMSON said yes those are metal screens and the 5th floor will consist of all wood.

CHAIR CASTRO asked about the height in comparison to the existing building from the northeast perspective.

RIC ABRAMSON said it is lower in the front and the rear is higher.

Item 11.A. Commissioners Comments:

COMMISSIONER TORGAN spoke in favor Staff's recommendation. He said the HPC's jurisdiction is limited to comments relating to the potential impact of the project to the Schindler House.

He said there will be little to no impact to the Schindler House and of the remaining two single family residences; one is presently in entitlements for a seventeen unit building. He said the project will not be visible from the Schindler House due to its existing foliage, bamboo and other surrounding buildings.

COMMISSIONER LEVIN spoke in favor of Staff's recommendation. He said he does not see any detrimental impact to the Schindler House and although it is conceivable that the proposed project may be slightly visible through the sleeping terraces on the roof of the Schindler House.

He said that the 30-35ft existing bamboo alters the view as well. He said the architects have done an excellent job with the façade and height of the buildings.

VICE-CHAIR CHARLIE spoke in favor of Staff's recommendation. He said he agrees that the bamboo does cover the view of the Schindler House.

COMMISSIONER ALLISON spoke in favor of Staff's recommendation. She said the proposed project will possibly have more of a positive impact to the Schindler House as a result of design similarities i.e. the concrete, breezeways, and the public art space.

COMMISSIONER TORGAN said there may be concerns regarding R4B zoning density requirements relating to the development of 90% of the zoning within the area.

COMMISSIONER OSTERGREN spoke in favor of Staff's recommendation. She said the proposed plans have taken in consideration the beautiful mature trees and the context of the Schindler House was compromised by other buildings years ago and the existing bamboo screen was in response to those changes.

COMMISSIONER RICE spoke in favor of Staff's recommendation. He said he concurred with previous comments from the Commission.

CHAIR CASTRO spoke in favor of Staff's recommendation. He said, he too, agrees with all that was said by the Commission and commended the Architect on the articulation and the two-story massing in the front of the building.

He said he does not see an adverse impact to the designated resource nor will the materials be impaired.

Action: None.

12. UNFINISHED BUSINESS: None.

13. ITEMS FROM STAFF:

STAFF LIAISON, EMILY STADNICKI said there are no upcoming projects. She said the Technical Advisory Committee for the Multi-family Incentives have planned internal and external meetings within the upcoming weeks to further discuss potential options.

COMMISSIONER LEVIN asked if there were any delays to the proposed schedule.

STAFF LIAISON, EMILY STADNICKI said there's been a four to five month delay but expects to bring options to the City Council by November 2014.

LYNDIA LOWY, RESIDENT OF THE CITY OF WEST HOLLYWOOD congratulated Chair Castro, Vice-Chair Charlie and Commissioner Allison on their appointments.

She said the West Hollywood Preservation Alliance is very excited about the Multi-Family Housing Incentive Program and recommended that the Commission request that Staff prepare a Comprehensive Survey of Historic Buildings.

She commented against the proposed project at Melrose Triangle specifically the Dog & Cat Hospital (9080 Santa Monica Blvd.) and gave a brief history of its origin and it's Architect.

14. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER LEVIN welcomed Commissioner Allison to the Commission. He spoke about previous comments regarding 9080 Santa Monica Blvd. He stated the present status of the proposed project and said the HPC has little to no jurisdiction at this point. He reiterated the process of projects of this nature and said it will be presented to the Planning Commission.

He said, in previous meetings a request for a survey was submitted to the City Council along with a grant funding proposal as well.

COMMISSIONER TORGAN said he echoed all of Commissioner Levin's comments and congratulated Ms. Lowy on her son making the runoff for Justice of the Peace in Missoula, Montana.

COMMISSIONER CHARLIE welcomed Commissioner Allison to the Commission and thanked the public for their attendance and support of the Historic Preservation Commission.

COMMISSIONER ALLISON thanked all for their well wishes and said she looks forward to working with the Commission. She also acknowledged the attendance of former HPC Commissioner, Catherine Hahn.

COMMISSIONER OSTERGREN said she too agreed with Commissioner Levin's comments.

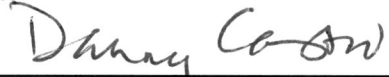
15. PUBLIC COMMENT:

KRISY GOSNEY, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the Melrose Triangle. She said it has

already gone before the Planning Commission last week and simply wanted to present their finding and facts before the HPC for informational purposes and offered appoint of contact for building updates at the L.A. Conservancy.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:32 pm to a regularly scheduled meeting of the Historic Preservation Commission to of **July 28, 2014** at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 28th DAY OF JULY 2014.



CHAIR DANNY CASTRO

ATTEST:



HPC STAFF LIAISON EMILY STADNICKI