



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
Tuesday, September 29, 2014 – 7:00 P.M.**

1. **CALL TO ORDER:** Chair Castro called the meeting to order at 7:01 pm.

2. **ROLL CALL:**
Present: Chair Castro, Vice-Chair Charlie, Commissioners Allison, Levin, Rice and Torgan.

Absent: Ostergren.

STAFF PRESENT: Emily Stadnicki, HPC Liaison/Senior Planner; Stephanie Cisneros, HPC Intern Planner, Francisco Contreras, Innovation and Strategic Initiatives Manager and Brendan Rome, Acting-Commission Secretary.

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission is requested to approve the Agenda.
Recommendation: Approve the special meeting agenda of Monday, September 29, 2014 as presented. **Moved by Commissioner Levin, seconded by Commissioner Torgan 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 continuance of the minutes of September 02, 2014 to the regular scheduled meeting of the Historic Preservation Commission to Monday, October 27, 2014. **Moved by Commissioner Torgan, seconded by Commissioner Allison and unanimously carried.**

5. **PUBLIC COMMENT:** None.

6. **CONSENT CALENDAR:** None.

7. **EXCLUDED CONSENT CALENDAR:** None.

8. **PUBLIC HEARINGS:**

A. **801 NORTH LARRABEE STREET:** The applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the existing door and installation of a call box.
Recommendation: Staff recommends that the Historic Preservation approve the project by adopting Draft Resolution No. HPC 14-114.

HPC INTERN STEPHANIE CISNEROS gave a PowerPoint presentation detailing information as listed in the staff report of 801 N. Larrabee and noted for the record that the applicant is requesting a COA to approve work that was previously done without the required permits.

She said the property is a part of the commercial building located at 8851 Santa Monica Boulevard, at the corner of Santa Monica Boulevard and Larrabee Street and includes tenant spaces along both streets.

She stated the style and year the building was built and said it is historically associated with the growth of the electric railway system, the growth of Sherman as an urban-industrial center as well as the expansion of the area during the 1920s and is a contributor to the Old Sherman Thematic District.

She said the building was designated March 4, 1991 and was noted for its reflection of special elements of the City's social, economic, and architectural history. It was also characterized as retaining four of the seven aspects of integrity: location, design, feeling, and association.

The designation from 1991 does not explicitly list character defining features, but includes a list of characteristics present that are definitive of the Classical Revival style.

The entrances to this building have been documented in both the 1990 Cultural Heritage Advisory Board Staff Report and the 1987 Historic Resources Inventory report and said they are described as "comprised of multi-pane glass doors and transom lights covered by turned wood post grilles."

She said it is Staff's position that these features are important aspects of the building's architectural significance and should be considered as such for the purpose of this application.

The completed work includes the installation of a call box and the replacement of the entry door. Staff does not oppose the installation of the call box, which has minimally impacted the designated resource. However, the work to replace the entry door resulted in the loss of the historical multi-pane wood door, transom window, and wood post grille.

The replacement is clear glass steel door with ornamental mullions that extends from ground level to the top of the pre-existing transom window, which is considered inappropriate.

The work was completed in a way that does not consider the historic proportions of the original entry and does not meet the Secretary of the Interior's Standards. All other doors at 8851 Santa Monica have been replaced; this was the last historic entrance to the property. This project

has been conditioned to include the restoration of the historic transom window and wood post grille and a more appropriate replacement of the door.

She said Staff recommends that the commission approve the Certificate of Appropriateness as conditioned and identified corrections to Draft Resolution No. HPC 14-114.

ITEM 8.A. COMMISSIONER QUESTIONS TO STAFF: None.

ITEM 8.A. APPLICANT PRESENTATION: None.

ITEM 8.A. COMMISSIONER COMMENTS:

COMMISSIONER TORGAN noted for the record that he requested the changes to the resolution for the purpose of clarifying that the changes were to the Larrabee entrance only.

CHAIR CASTRO asked Staff if the door that was previously replaced served as a security door and if yes, was that the purpose of the mullion as well.

HPC INTERN STEPHANIE CISNEROS said yes the door serves as a security entrance.

CHAIR CASTRO asked if the applicant was aware of the condition to bring it back to another type of door.

HPC INTERN STEPHANIE CISNEROS said yes, the applicant is aware of the required condition.

COMMISSIONER LEVIN said he supports Staff's Recommendation.

CHAIR CASTRO opened for additional questions or comments; none.

ITEM 8.A PUBLIC COMMENT: None.

ITEM 8.A PUBLIC COMMENT CLOSED.

COMMISSIONER LEVIN moved to approve Draft Resolution No. HPC 14-114, a Certificate of Appropriateness (COA) for the replacement of the existing door and installation of a call box as amended.

Action: Recommend to City Council the approval of Draft Resolution No. HPC 14-114 for the property located at 801 N. Larrabee Street. **Moved by Commissioner Levin, seconded by Commissioner Torgan and passes unanimously by acclamation.**

9. **NEW BUSINESS:** None.
10. **UNFINISHED BUSINESS:** None.
11. **EXCLUDED CONSENT CALENDAR:** None.
12. **ITEMS FROM STAFF:**

A. **UPCOMING PROJECTS:** None.

B. **GREAT HALL/LONG HALL RELOCATION STUDY:** Presentation and discussion on the topic of relocation of historic structures with a focus on the findings in the Great Hall/Long Hall Relocation Study.

Recommendation: Staff requests that the Historic Preservation Commission review the Great Hall-Long Hall Relocation Study prepared by Historic Resources Group (HRG) and provide comments to City Council.

STAFF FRANCISCO CONTRERAS said Council requested a study to explore different scenarios for the possible relocation of Great Hall/Long Hall and an analysis of the impacts of relocation to the historic property.

He opened the item as a classroom setting; allowing questions and comments to be entertained by the public during the presentation.

He introduced Peyton Hall of Historic Resources Group and said he would lead the discussion on the topic of relocation of historic structures with a focus on the findings in the Great Hall/Long Hall Relocation Study.

PEYTON HALL REPRESENTATIVE OF HISTORIC RESOURCES GROUP said the presentation was an augmentation of the actual report and gave a description of the existing footprint of the buildings.

He listed examples of projects in which historic buildings were successfully moved to new sites while maintaining their historic designation status.

He noted cost impacts as stated in the study for relocating Great Hall/Long Hall.

He acknowledged the assistance of Ralph Clark of American Heavy Moving & Rigging, Inc., and Charles Munroe of Construction Cost Consultants, Inc. for their continual professional services and explained the proposed work.

He discussed the list of potential alternatives for relocation of Great Hall/Long Hall and related information including the following:

- Budget information for each alternative.
- Analysis of impacts to the historic designation and historic integrity of the buildings for each alternative.

NOTE: *Due to the overwhelming number of public speakers, the open class forum of questions and comments was limited to technical questions only and all other questions to be addressed as public speaker comments.*

ITEM 12.B. COMMISSIONER QUESTIONS TO STAFF AND PEYTON HALL HRG REPRESENTATIVE:

COMMISSIONER ALLISON asked if there had been a building project that he knew of that was successfully disassembled, stored offsite and reassembled.

PEYTON HALL REPRESENTATIVE OF HISTORIC RESOURCES GROUP said the Santa Fe Depot in Pasadena was cut into five sections and stored offsite for two years before relocating back to a new location within the original site.

COMMISSIONER LEVIN asked if the report reflects that only two of the seven alternative moves would meet the Secretary of the Interior's Standards for Rehabilitation.

PEYTON HALL REPRESENTATIVE OF HISTORIC RESOURCES GROUP said yes, with the exception of alternatives that do not move the entire building, the Secretary of the Interior's Standards for Rehabilitation would not be met as a result of demolishing substantial character defining features.

COMMISSIONER ALLISON asked Staff if the money allocated for Plummer Park's redevelopment could be applied to the site if Great Hall/Long Hall would be preserved in place.

STAFF FRANCISCO CONTRERAS said that information was not available; the existing budgeted amounts listed in the presentation were estimates only.

ITEM 12.B. PUBLIC COMMENTS:

DAVID REID, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

SOFIA GELMAN, SENIOR ADVISORY BOARD MEMBER AND RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns

regarding the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

LAUREN MIESTER, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

CATHY BLAIVAS, RESIDENT OF THE CITY OF WEST HOLLYWOOD expressed concerns regarding the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

MICHAEL DOLAN, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke in favor of the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings be moved and/or rehabilitated.

LYNDIA LOWY, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

KONRAD WICK, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

STEPHANIE HARKER, RESIDENT OF THE CITY OF HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

MICHAEL WOJKIELEWICZ, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

JAY FUENTES, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip in support of the relocation of the historic Great Hall/Long Hall structures.

COLE ETTMAN, PUBLIC FACILITIES COMMISSIONER AND RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

LYNN RUSSELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

LISHAI SHAPHIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the relocation of the historic Great Hall/Long Hall structures and requested that the buildings remain intact and/or rehabilitated.

MIKHAIL SHAPHIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the relocation of the historic Great Hall/Long Hall structures and requested that the buildings be moved and/or rehabilitated.

ELLAH SHAPHIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the relocation of the historic Great Hall/Long Hall structures and requested that the buildings remain intact and/or rehabilitated.

ELDAD SHAPHIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the relocation of the historic Great Hall/Long Hall structures and requested that the buildings remain intact and/or rehabilitated.

YAELE SHAPHIR, RESIDENT OF THE CITY OF WEST HOLLYWOOD in lieu of speaking, completed a citizen position slip opposing the relocation of the historic Great Hall/Long Hall structures and requested that the buildings remain intact and/or rehabilitated.

HEATHER MILLER, RESIDENT OF THE CITY OF HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

JEN DUNBAR, PRESIDENT OF THE PRESERVATION ALLIANCE AND RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

A. PARKER, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

ITEM 12.B. PUBLIC COMMENTS CLOSED

ITEM 12.B COMMISSIONER COMMENTS:

COMMISSIONER ALLISON spoke against the relocation of the historic Great Hall/Long Hall structures with its focus on the findings in the Relocation Study.

She spoke in favor of the building remaining in its original location. She said the Commission's goal is to achieve the highest form of preservation which would be to preserve in place.

She said although the integrity of the setting is gone because the house was relocated, it remains in its relationship to Vista Street and Fiesta Hall and that would be destroyed. She said it would change the street scape and removing historic landscape would negatively impact the historic setting as well.

COMMISSIONER LEVIN spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study.

He said the item discussed at tonight's meeting was a Technical report and not a plan for Plummer Park. He said the Historic Preservation Commission has advisory authority only.

He said the subcommittee requested the study to obtain an idea of the feasibility of alternatives to move the building only. He explained the procedures and process of discussing items of this nature and said there's no question of the historic designation status of the building.

He said it's his opinion that the City should not consider alternatives that would violate the Secretary of Interior Standards. He commended HRG for their report and said the best and most practical alternatives would be to leave the structures where they are or relocate all of the historic designated buildings within Plummer Park.

He said although moving the buildings within the park would compromise the integrity of setting and a number of current relationships it's still an option that would not violate standards.

MULTIPLE UNIDENTIFIED PUBLIC SPEAKERS expressed concerns regarding the process of obtaining the best representation from other Commissions such as HPC and Public Facilities at City Council meetings for this item.

COMMISSIONER LEVIN said that was not possible at this stage of Plan primarily because it's not a special subcommittee, it consists of Councilmembers only.

STAFF FRANCISCO CONTRERAS said there were originally various Commission members in the Design Steering Subcommittee for Plummer Park that went before Council.

COMMISSIONER TORGAN recommended that going forward, the scope of study be expanded to include costs for in place restoration. He agreed that Public Facilities should be included in discussions going forward as well.

He said demolition has been environmentally cleared and relocation may require additional CEQA review. He said as to technical reports, Alternative A may also violate the Secretary of Interior Standards and costs may not be accurate.

He said his recommendation would again be to expand the scope and add costs for in place restoration.

VICE-CHAIR CHARLIE commended the public for their attendance, support and feedback. He expressed concerns that there was not, but should have been a restoration alternative in the Relocation Study.

He too noted the limited scope of review authority the Commission has with proposed projects of this nature.

COMMISSIONER RICE recommended the option of an Adaptive Reuse which would be more economically sound and maintain the context of its location.

CHAIR CASTRO said he agreed with previous comments of fellow Commissioners. He said the Feasibility Study completed by Peyton Hall was executed well in the terms of the scope of work but agreed that it should be expanded to include adaptive reuse, rehabilitation and/or restoration, key options for a nationally designated resource.

He said because there were limitations regarding the context of setting in terms of relocation the Commission could not give sound informed remarks or recommendations and suggested that a challenging design study be undertaken to allow for design improvements to the park and keep the structures in place.

COMMISSIONER TORGAN asked if the consensus of the Commission is to request the expansion of the scope of the study to include the cost of in place restoration.

CHAIR CASTRO said yes the consensus appears to be to restore in place.

UNIDENTIFIED PUBLIC SPEAKER spoke against the relocation of the historic Great Hall/Long Hall structures, addressing the issue of costs and requested that the buildings remain intact and/or rehabilitated.

MORNA MARTELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

RALPH MARTELL, RESIDENT OF THE CITY OF WEST HOLLYWOOD spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

ADRIAN FINE, MEMBER OF THE L.A. CONSERVANCY AND RESIDENT OF THE CITY OF LOS ANGELES spoke against the relocation of the historic Great Hall/Long Hall structures with a focus on the findings in the Relocation Study and requested that the buildings remain intact and/or rehabilitated.

UNIDENTIFIED PUBLIC SPEAKER spoke against the relocation of the historic Great Hall/Long Hall structures, addressing the issue pertaining to Commissioner Levin's general principal comments regarding the Cities duties within the scope of the Secretary of Interior Standards.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER TORGAN advised fellow Commissioner of Staff Liaison, Emily Stadnicki's employment resignation with the City and thanked her for her services.

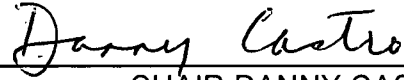
COMMISSIONER LEVIN publically thanked Councilmember Prang and his Staff regarding a request to fund the update of the City's Commercial Building Survey.

CHAIR CASTRO, VICE-CHAIR CHARLIE AND COMMISSIONER ALLISON also thanked Liaison Emily Stadnicki as well for her services as the HPC Liaison.

14. PUBLIC COMMENT: None.

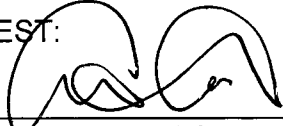
ADJOURNMENT: *The Historic Preservation Commission adjourned at 9:05 pm to a regular scheduled meeting of the Historic Preservation Commission on Monday, October 27, 2014, 7:00p.m. at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

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



CHAIR DANNY CASTRO

ATTEST:



HPC STAFF LIAISON