



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 22, 2016 – 7:00 P.M.**

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

2. **ROLL CALL**
Present: Chair Charlie, Vice-Chair Ostergren
Commissioners Allison, Blaivas, Bonacci, Levin
and Anthony

Absent: None

STAFF PRESENT: Rachel Dimond HPC Liaison, Antonio Castillo,
Associate Planner, Dereck Purificacion,
Assistant Planner, Stephanie Reich, Urban
Designer and Sharita Ellies, Commission
Secretary

3. **APPROVAL OF AGENDA:**
The Historic Preservation Commission (HPC) is requested to approve the Agenda.
Recommendation: Approve the regular meeting agenda of Monday, February 22, 2016 as presented. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren 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 January 25, 2016 as amended. **Moved by Commissioner Levin seconded by Commissioner Allison and unanimously carried.**

5. **PUBLIC COMMENT:** None.

6. **CONSENT CALENDAR:** None.

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

8. **PUBLIC HEARINGS:**

A. 8653 SUNSET BOULEVARD: Continued from the January 25, 2016 special meeting. The applicant is requesting to remodel two existing spaces of a new restaurant tenant. The request is subject to a Certificate of Appropriateness (COA) as it involves the alteration of a potential cultural resource.

STAFF DERECK PURIFICACION gave a PowerPoint presentation of information listed in the February 22, 2016 staff report for a Certificate of Appropriateness of the property located within the Sunset Plaza.

He said during the January 25, 2016 HPC public hearing, the Commission expressed concerns regarding the removal of the existing knee-walls located on the east side of the west building (below the bay window roof) and below the arched opening on the east building.

The HPC stated that the removal would affect the spatial relationship of the tenant spaces, thus violating the Secretary of Interior's Standards for Rehabilitation.

They also expressed concerns with removal of the shutters on the second floor on the west elevation of the east building, as they are a part of the original character defining features of the building.

He said the HPC did not receive a sufficient amount of historic photographs or information regarding the original state of the building to make a proper decision. He said the HPC recommended that the item be continued to the next HPC meeting to allow the Applicant and Staff time to prepare a more effective presentation.

The HPC directed staff to return to the Commission with a resolution of approval and a resolution of denial in order to take final action on the proposed request.

He said the Applicant did not change majority of the plans but provided historic photos to support their proposal with the intension of preserving the existing character defining features. In addition, the applicant has included other historic features that propose to revitalize items that do not currently exist on the building.

He said because the scope of work as a whole has not changed, Staff supports the Certificate of Appropriateness request as all of the required findings can still be made.

He stated the proposed changes and additions to the existing doors, windows, moldings, shutters, balustraded friezes and elevations.

Item 8.A. - Applicant Presentation:

APPLICANT REPRESENTATIVE JEREMY FLETCHER spoke in favor of Staff's recommendation. He declined comments and said he supports the project summary presented by Planner, Dereck Purificacion and was available for questions.

Item 8.A. Commissioner Questions To Staff:

VICE-CHAIR OSTERGREN requested clarification of previous comments regarding doors, floating rooves and the canopy.

APPLICANT REPRESENTATIVE JEREMY FLETCHER said the window glazing and doors underneath the canopies will match or track the footprint of the outer rim of the canopy instead of flush with the faceted wall.

COMMISSIONER BLAIVAS asked if the proposed bay windows will be functional.

APPLICANT REPRESENTATIVE JEREMY FLETCHER said the bay windows will actually be doors and yes, they will open.

COMMISSIONER ALLISON asked about the proposed revitalization and additions of nonexistent historic elements to the structure.

APPLICANT REPRESENTATIVE JEREMY FLETCHER confirmed that the proposed elements will be added and will be accurate to the period.

COMMISSIONER LEVIN asked about removing the bulkhead at the arched opening on the East building; previously a window now proposed to be converted into full height doors.

MEMBERS OF THE COMMISSION, STAFF, AND THE APPLICANT addressed proposed changes to the scope of work as presented in the Staff report of February 22, 2016.

Applicant stated that there were no changes; however the current proposal will change the fixed window, knee wall and bulkhead into two functioning full height doors.

COMMISSIONER BLAIVAS said she does not have an issue with the changes to the door and said it reflects a contemporary re-use of the space. She said she does however have issues with the proposed changes to the bay windows.

COMMISSIONER ALLISON said she supports the proposed change to functioning doors and said she questioned if the knee wall is original to the building.

COMMISSIONER LEVIN said the knee wall was original to the building. He re-stated his position regarding spatial issues and the modified proposal to change the window and knee wall bulkhead to full length doors.

COMMISSIONER ANTHONY asked about the date of the pictures presented by Staff at tonight's meeting and the original use of the building.

Item 8.A. Public Comments: None.

Item 8.A. Commissioner Comments:

VICE-CHAIR OSTERGREN said she had concerns with meeting the requirements of the Secretary of Interior Standards in terms of converting windows to doors of potential designated structures.

GPA CONSULTANT THERESA GRIMES addressed the question of meeting the Secretary of Interior Standards and discussed guidelines concerning the proposed project.

She said the proposed changes comply with the standards, the proposal maintains important elements of the building, and the proposal does not remove important character defining features. She said the proposal also meets the standards by improving the building; removing past inappropriate alterations and restoring elements that are missing.

COMMISSIONER ANTHONY requested that Theresa Grimes list elements of preservation proposed by the applicant.

GPA CONSULTANT THERESA GRIMES said the proposal would retain the moldings along the roof line and doorways and maintain articulation of the dimensions of the building.

COMMISSIONER ALLISON said she supports the proposed changes relating to spatial changes and the door. She said she supports the proposal to push the doors out to the rooves and said the proposal defines the Georgian Revival look of the Sunset Plaza.

COMMISSIONER BLAIVAS said she agreed with Commissioner Allison's comments. She said the current changes achieved previous requests from the HPC relating to the indoor/outdoor dining experience and said the proposed changes conform to the historic continuity and look of the Sunset Plaza.

CHAIR CHARLIE requested that Staff prepare a final illustration of the proposed change to the door and roof line to the HPC and that Staff monitor the Applicants progress as well.

STEPHANIE REICH, URBAN DESIGNER said a condition can be added to the report to stipulate that the door and window follow the roof construction perimeter in that location. It will not be a recreation but will use historic photographs as a reference point.

VICE-CHAIR OSTERGREN addressed concerns with the resolution. She said page 2 of 11, section F should be corrected to reflect accurate symmetrical information and page 9 of 11 should be corrected to reflect February 17th as the date of the drawings.

COMMISSIONER ANTHONY recommended striking the last sentence of the resolution to correct Vice-Chair Ostergren's request on page 2.

COMMISSIONER ANTHONY moved to approve Item 8.A., a Certificate of Appropriateness (COA) to remodel two existing spaces of a new restaurant as amended, seconded by Commissioner Allison.

Action: Approve Draft Resolution No. HPC 16-116 a request to remodel two existing spaces of a new restaurant tenant, subject to a Certificate of Appropriateness (COA) as it involves the alteration of a potential cultural

resource as amended. **Moved by Commissioner Anthony seconded by Commissioner Allison and passes on a five-to-two vote; Commissioner Levin and Vice-Chair Ostergren voting against the recommendation.**

- B. 1313-1315 N. Hayworth Avenue:** Cultural Resource Designation and Mills Act Contract request for 1313-1315 North Hayworth Avenue.

Action: Continue the item to the special meeting of the Historic Preservation Commission March 29, 2016. **Moved by Commissioner Levin, seconded by Vice-Chair Ostergren and passes unanimously.**

- C. 8687 Melrose Avenue:** Request to replace one horizontal band of blue non-vision glass with vision glass on the second level north façade of the blue building at the Pacific Design Center located at 8687 Melrose Avenue.

STAFF ANTONIO CASTILLO gave a PowerPoint presentation of information listed in the February 22, 2016 staff report for a conditional approval of a Certificate of Appropriateness (COA) for the property located within the Pacific Design Center (PDC).

He stated the buildings date of construction, its original use, which would consist of design showroom spaces, minimizing the need for transparent windows.

He said because of its evolving use, the owner has requested to include a band of gray low-emissivity vision glass on the second level of the north façade.

He said when Architect Cesar Pelli originally designed the Blue Building, it was primarily occupied by design showrooms that neither needed nor wanted vision glass.

Since the design industry has evolved from the mid-1980s, the need for large showrooms has decreased therefore the Applicant suggests that the proposed gray vision glass is better suited for office uses.

He said Architect Pelli has been directly involved with the selection and design of the replacement vision glass for the Blue Building.

He stated the analysis of the PDC, which was designated a local cultural resource in November 2003. He said the buildings and plaza area reflect a special element of the City's economic history, architectural history, embodies the distinctive characteristics of modern style, has a unique location and singular characteristics and is the work of a notable architect, Cesar Pelli.

He said a similar request for the Green Building came before this Commission in 2011 and also said COA's for window replacements have been approved dating back to the late 90s.

He said the Commission previously found that “the windows themselves were not defining features of the overall historic character of the building” and previously adopted findings have stated that “replacing the non-vision glass with vision glass would not radically change the defining character of the buildings or the complex.”

He said Staff supports the request, given that the project does not involve alteration of character-defining features, does not involve a substantial adverse change to the building and site, is in keeping with the historic character of the site, is consistent with the City’s development standards, and meets the Secretary of the Interior’s Standards for Rehabilitation.

Therefore, staff recommends that the Commission approve the request and adopt the Resolution.

Item 8.C. Public Comments:

Item 8.C. - Applicant Presentation:

APPLICANT REPRESENTATIVE, JAKE STEVENS FOR THE AFRIAT CONSULTING GROUP AND RESIDENT OF THE CITY OF LOS ANGELES spoke in favor of Staff’s recommendation.

He said the proposal is for a COA for one additional band on the north façade only of the PDC Blue Building. It will be the same size as the existing blue non-vision glass; the molding and spacing will be the same in keeping with the window design of the adjacent Green and Red Buildings.

He said Architect Cesar Pelli has been involved with the selection and design of the proposal and referred to his comments in support of the Item listed in his letter included in the agenda packet (see Item 8.C. Exhibit C).

He too commented regarding the design showrooms evolving need for vision glass and said the proposed vision glass is much more suited for today’s office uses and allows the design industry professionals to view materials and colors under natural light.

He said the use of the building by office tenants is what prompted the request; he said there will not be changes to the PDC Blue Building’s Melrose façade, he said the proposal would maintain the identity of the Blue Building and its surface as a skin, it would not cause adverse changes to the building but rather enhance the property and promote an enhancement of cohesion between the campuses three existing buildings.

Item 8.C. Commissioners Questions:

COMMISSIONER LEVIN asked about changes to mullion spacing.

APPLICANT REPRESENTATIVE JAKE STEVENS said to his knowledge the proposal would not impact the mullions and/or spacing and size of the glass would be the same.

COMMISSIONER ANTHONY said he had concerns regarding the potential flood of requests to change the existing blue non-vision glass to vision glass if tonight's request is approved.

APPLICANT REPRESENTATIVE JAKE STEVENS explained that any future requests would require review and approval by the HPC and said that the proposed request is very minor because it faces the interior only; it does not affect the pedestrian experience.

Item 8.C. Public Comments Cont'd:

GENEVIEVE MORRILL, PRESIDENT AND CEO OF THE WEST HOLLYWOOD CHAMBER OF COMMERCE spoke in favor of Staff's recommendation and said the proposal will not change the character of the building.

She stated her previous history as president of Charles Cowan's PDC Building and representative of items previously brought before the HPC.

She reiterated previous comments by Jake Stevens regarding changes to the trade showroom industry and gave a brief history of previous and extensive changes to the interior and exterior of the building dating back to 2003.

She said although the PDC Buildings are evolving, it yet remains a significant, historic business and landmark within West Hollywood and should remain as such.

ROY OLDENKAMP, RESIDENT OF THE CITY OF WEST HOLLYWOOD requested that the existing blue non-vision glass that will be removed be saved as replacement panels.

APPLICANT REPRESENTATIVE JAKE STEVENS said the horizontal bands will be kept on site.

Item 8.C. Public Comments Closed

Item 8.C. Commissioner Comments:

VICE-CHAIR OSTERGREN spoke against Staffs recommendations. She commented about the 2011 Green Building hearings which she did not support, brought before the HPC. She said the PDC is an icon of glass skin design which is a character defining feature along with its color, volume and shape.

She said altering the materials will alter the character of the building. She said she agreed with previous concerns by Commissioner Anthony regarding the potential influx of items of this nature brought before the Commission.

She expressed concerns with changing the fenestration of the building and said the PDC buildings were originally designed to be three individual objects in space not cohesive as implied by the Applicant Representative.

She expressed concerns about continual work to previously designated structures by living architects such as Cesar Pelli and said the building was not previously designated based on an evolving vision of the campus but for its architecture and design as of 1972.

She restated that modifying the building according to Architect Pelli's recommendations at this point would be a further step on the road to altering its overall character, design intent and what the HPC originally designated it for. She said she is absolutely opposed to changing out the existing glass.

COMMISSIONER ALLISON spoke in favor of Staff's recommendation. She said because there has been previous striping to the Green Building, which she opposed and because the building is not in its original state the proposal will not detrimentally affect to the character of the building.

She said she does not foresee an avalanche effect of future requests of this nature therefore she supports the request.

COMMISSIONER LEVIN spoke in favor with Staff's recommendation. He said he agreed with all of Vice-Chair Ostergren's comments with the exception of her conclusion.

He said he strenuously disagreed with previous changes to the Green Building, however, because the Blue building has existing striping he does not see that the proposed changes to the second floor will alter the essential character of the Blue Building.

VICE-CHAIR OSTERGREN stated, as a point of fact that the 2011 COA for the Green Building closed with a split vote; there was no recommendation of approval by the HPC to the City Council.

STAFF ANTONIO CASTIOLLO further stated that the Commission deadlocked and took no further action therefore the Applicant appealed it to the City Council.

CHAIR CHARLIE spoke in favor of Staff's recommendation. He too reiterated previous comments by Vice-Chair Ostergren regarding evolving work of living Architect's.

He said he also agreed with Commissioner Levin that the proposal does not compromise the character of the Blue Building and supports the item.

COMMISSIONER BLAIVAS moved to approve Item 8.C., a COA request to replace one horizontal band of blue non-vision glass with vision glass on the second level north façade of the blue building at the Pacific Design Center.

Action Approve Draft Resolution No. HPC 16-118 conditionally approving a Certificate of Appropriateness to replace a single horizontal band of blue non-vision glass with vision glass on the second level north façade of the Blue Building at the Pacific Design Center. **Moved by Commissioner Blaivas, seconded by Commissioner Anthony and passes on a six-to-1 vote; Vice-Chair Ostergren voting against the recommendation.**

9. NEW BUSINESS:

- A. 916 WESTBOURNE DRIVE:** Review the impact of a proposed eight-unit, four story multifamily building at 916 Westbourne Drive on nearby designated cultural resources located on Westbourne Drive and Santa Monica boulevard.

STAFF JENNIFER ALKIRE gave a PowerPoint presentation of information listed in the February 22, 2016 staff report to review the potential impact of a proposed multifamily building.

She said the item was brought before the Commission as a result of the development application being on the same block and within public view of two cultural resource designations.

She stated the location, scale, demolition and construction of the proposal. She listed the project information and the two resources within the vicinity of the project; 8701 Santa Monica Boulevard and 903 Westbourne Drive.

She stated the current zoning, gave a brief history of the designated resources, dates of construction, their style and relationship to the Old Sherman Village and expansion of the Hollywood industry and development.

She said the construction of the property in question is highly unlikely to physically affect the adjacent resources or diminish the importance of their designation as cultural resources.

Furthermore, because of the proximity, the varied architecture, styles, sizes and materials of the existing residences within the neighborhood, the proposal should not have indirect effects on the context of the surrounding neighborhood that would diminish the significance of the designated buildings.

She concluded her comments by stating that Staff does not believe the proposed project at 916 Westbourne Drive would have detrimental effects on the two cultural resources.

Item 9.A. Public Comments:

ITEM 9.A. - APPLICANT PRESENTATION:

APPLICANT REPRESENTATIVES, ARCHITECT DON RANDALL, RESIDENT OF THE CITY OF WEST HOLLYWOOD AND DESIGNER

KAMIL KAYAT, RESIDENT OF THE CITY OF BEVERLY HILLS spoke in favor of the Staff report.

They both agreed that Staff explained the proposal accurately, relinquished their stand and were available for questions.

Item 9.A. Public Comments Closed

Item 9.A. Commissioner Comments:

COMMISSIONER BLAIVAS said she saw no adverse effects and it was fitting that the item was brought before the HPC.

VICE-CHAIR OSTERGREN said she saw no adverse effects.

COMMISSIONER ALLISON said she saw no adverse effects.

COMMISSIONER LEVIN said there could be no adverse effects on the historic resources.

CHAIR CHARLE said he did not have issues with the proposal.

Action: review proposal and provide comments to the Planning Commission.

10. UNFINISHED BUSINESS:

A. 2016 HISTORIC PRESERVATION COMMISSION EVENT:

HPC LIAISON RACHEL DIMOND AND MEMBERS OF THE COMMISSION further discussed options concerning the May 13, 2016 Historic Preservation Commission Event:

- Potential Venue not finalized but preferably a commercial building.
- Future Subcommittee Meetings
- Suggestions/venue recommendations forward to Rachel Dimond, HPC Liaison
- Event suggestion requests listed on the City's Facebook page.
- Considered Venues:
 - Plaza Del Sol
 - Sunset Tower
 - Tara
 - The Schindler House
 - The Hart House

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

- 7701 Lexington Avenue - Craftsman Study (Thematic or District)
- Potential Moratorium Ordinance for Demolition of existing Craftsman properties to be presented at the next City Council Meeting.

12. PUBLIC COMMENTS: None.

13. HISTORIC PRESERVATION COMMISSIONER COMMENTS:

COMMISSIONER ANTHONY thanked Staff for tonight's projects/presentations and said he enjoyed the discussion of them all.

COMMISSIONER BLAIVAS also enjoyed the discussion items and looks forward to upcoming projects specifically 7701 N Lexington.

VICE-CHAIR OSTERGREN restated her previous request for an update regarding the green fence at Irv's Burgers.

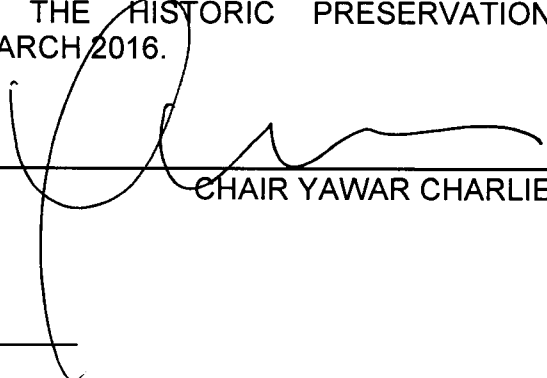
COMMISSIONER LEVIN thanked Staff for revising Items 12 and 13 of the HPC agenda. He restated his previous request of the following:

- Legal training concerning the Neighboring Ordinance/CEQA Guidelines
- Requested Commissioner Training; last training session was 2006 by HRG and should be open to the public

CHAIR CHARLIE requested additional legal training for the Commission as well. He directed Staff to review previous HPC minutes of requests from members of the Commission to be agendaized in future meetings.

ADJOURNMENT: *The Historic Preservation Commission adjourned at 8:33 pm to a special scheduled meeting of the Historic Preservation Commission to March 29, 2016, 7:00PM at Plummer Park – 7377 Santa Monica Boulevard, West Hollywood, California.*

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 29th DAY OF MARCH 2016.



CHAIR YAWAR CHARLIE

ATTEST:



HPC SECRETARY SHARITA ELLIES

NOTE: A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. *(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)*