



## HISTORIC PRESERVATION COMMISSION MINUTES

*Monday, July 25, 2005*

City of West Hollywood, City Hall, Community Conference Room 1<sup>st</sup> floor  
8300 Santa Monica Blvd, West Hollywood, California

### 1. CALL TO ORDER

Chair Felchlin called the meeting of the Historic Preservation Commission to order at 7:06 P.M.

### 2. ROLL CALL

Commissioners Present: Azar, Hahn, Shivers, Yeber, Felchlin, Castro.

Commissioners Absent: Joyce.

Staff Present: Terry Blount – Associate Planner & Staff Liaison  
Debby Linn – Contract Senior Planner  
Melodie Bounds-Frisby – Associate Planner  
John Chase – Urban Designer  
Brendan Rome – Commission Secretary.

### 3. APPROVAL OF AGENDA:

**ACTION:** Approve the Agenda for the Historic Preservation Commission Meeting of Monday, July 25, 2005

**Moved:** Yeber

**Seconded:** Shivers

**Motion carried unanimously**

### 4. APPROVAL OF MINUTES:

A. June 27, 2005

**ACTION:** Approve the Minutes with minor typographical corrections and return for signature at the next meeting.

**Moved:** Hahn

**Seconded:** Shivers

**Motion carried unanimously**

### 5. PUBLIC COMMENT:

JOEL MARK, WEST HOLLYWOOD thanked the Commission for the discussion regarding the designation for the Irv's Burger (8289 Santa Monica Blvd) as a Cultural Resource.

SONIA HONG, WEST HOLLYWOOD thanked her family and those that were involved in designating Irv's Burger (8289 Santa Monica Blvd) as a Cultural Resource.

ED GARREN, WEST HOLLYWOOD apologized to the Commission for his zealotry at the last meeting regarding Irv's Burger (8289 Santa Monica Blvd). He thanked the Commission for acknowledging the significance of Irv's both as a location and an ambience.

**6. CONSENT CALENDAR:**

**A. CULTURAL RESOURCE DESIGNATION 2005-001:**

**Action:** Adopt Resolution No. HPC 05-58: "A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE NOMINATION OF THE STRUCTURE, KNOWN AS IRV'S BURGERS, LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY AT 8289 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE (CULTURAL RESOURCE DESIGNATION 2005-001)

**AYES:** HAHN, SHIVERS, YEBER, FELCHLIN

**NOES:** AZAR, CASTRO

**MOTION PASSED:** 4-2

**7. COMMISSION CONSIDERATION.** None.

**8. PUBLIC HEARINGS.**

**A. CERTIFICATE OF APPROPRIATENESS 2005-009:**

Continued from June 27, 2005 ITEM 9.A. - Debby Linn, Contract Senior Planner presented the staff report. She pointed out a correction needed in the resolution, Page 3, Section 2.3 – the date should reflect approved plans July 25, 2005. She stated the applicant brought a new revised set of plans to the meeting and reminded the Commission that Staff has not had an opportunity to review these plans prior to the meeting.

Commissioner Yeber disclosed he met with the owner and representatives of the Argyle and discussed the changes in the plans prior to the meeting.

STEVEN AFRIAT, BURBANK spoke on behalf of the applicant, their intentions and the intentions of the original building designer.

MICHAEL ESERTS, LOS ANGELES stated he was available for answering questions.

PAUL FORTUNE, the designer, answered questions from the Commission regarding the history of changes.

Discussion was held regarding specifics of the second floor set back, the awnings, the doors, the chevron bands, the terrace, the views related to the Sunset Specific Plan and the horizontal lines relation to the tower.

**ACTION:** Chair Felchlin closed the Public Comment portion of the hearing without objection.

Chair Felchlin stated his disappointment in the lack of relationship with the two structures and stated his concern of the structure becoming a “stucco box”.

**ACTION:** Adopt Resolution No. HPC 05-57: “A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING CERTIFICATE OF APPROPRIATENESS 2005-009 TO REMOVE PLASTER PALM TREES AND REPLACE CERAMIC FLOOR TILE AT THE FENIX RESTAURANT AND ARGYLE HOTEL FACILITIES, AND RENOVATE THE SOUTH FAÇADE OF THE FENIX RESTAURANT FACILITY; LOCATED AT 8358 SUNSET BOULEVARD, WEST HOLLYWOOD, CALIFORNIA.” with the added condition that the applicant meets with the Design Review Subcommittee to review and possibly modify the design.

**Moved:** FELCHLIN

**Seconded:** SHIVERS

**The motion passed unanimously.**

**The Commission recessed at 7:58 pm and reconvened at 8:04 pm.**

**B. CERTIFICATE OF APPROPRIATENESS (COA-005-003)  
REHABILITATION INCENTIVE (RIP-005-003):**

Melodie Bounds-Frisby, Associate Planner presented the staff report. She noted changes in the resolution: 1) Page one, paragraph one – the added words “recommend to the Planning Commission” in regards to the Rehabilitation Incentive proposed; 2) Page 4, Finding G does not apply to this application and therefore has been eliminated; 3) Page 4, Section 7 has also been changed to indicate “recommends to the Planning Commission”. She wanted to point out to the commission that the medallions on the outside of the building aren’t “dollar signs” as originally believed by the applicant. It is staff’s belief it is the word “SHERMAN” with the capital letters written one on top of another.

Discussion was held regarding the residence proposed.

TODD ELLIOTT, LOS ANGELES spoke on behalf of the applicant, how the determination of “nightclub” vs. “restaurant” was reached, the placement/footprint of the new top floor, the proposed Santa Monica Blvd door and the outdoor area proposed.

John Chase, Urban Designer stated concerns about the brick wall proposed on Santa Monica Blvd sidewalk and stated any items placed on the Right-of-Way needs to be removable not structural.

DICK GEE, LOS ANGELES the preservation Architect, pointed out the character defining features, the alterations of the windows of the years and commented on the set and height of the new top floor addition.

**ACTION:** Close the Public Comment portion of the hearing.

**Moved:** AZAR

**Seconded:** SHIVERS

**The motion passed unanimously.**

Discussion was held on “simulated windows”, location of mechanical equipment, the proposed south door, storage issues if the brick is removed, how adaptive reuse applies to the site, the spiral columns, consistency of the windows and the new lighting fixtures.

**ACTION:** Approve the Certificate of Appropriateness and Rehabilitation Incentive application by adopting Resolution No. HPC 05-59: “A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF WEST HOLLYWOOD APPROVING THE CERTIFICATE OF APPROPRIATENESS 2005-003 AND REHABILITATION INCENTIVE 2005-003 TO ADAPTIVELY REUSE THE LOCAL CULTURAL RESOURCE FOR A NIGHTCLUB; CONSTRUCT A THIRD FLOOR RESIDENTIAL ADDITION; RESTORE AND MAKE ALTERATIONS TO THE RESOURCE; AND REDUCE THE REQUIRED PARKING FROM FIFTEEN PARKING SPACES PER ONE THOUSAND SQUARE FEET FOR NIGHTCLUB USE TO NINE PARKING SPACES PER ONE THOUSAND SQUARE FEET FOR RESTAURANT USE FOR THE DESIGNATED LOCAL CULTURAL RESOURCE LOCATED AT 8811 SANTA MONICA BOULEVARD; WEST HOLLYWOOD, CALIFORNIA.” with the added condition that the applicant meets with the Design Review Subcommittee to review and possibly modify the design.

**Moved:** SHIVERS

**Seconded:** CASTRO

**The motion passed unanimously.**

9. **NEW BUSINESS.** None.

10. **UNFINISHED BUSINESS.**

A. **WEST HOLLYWOOD ANTHOLOGY:**

Chair Felchlin and Commissioner Hahn provided the Commission with an update. The Commission agreed to pursue the proposals provided by the consultant, Bruce Kaye and discussion was held regarding the project progression calendar.

**B. HISTORIC RESOURCE SURVEY:**

Terry Blount provided the Commission with an update. He stated ARG was awarded the contract.

**11. ITEMS FROM STAFF.**

**A. UPCOMING PROJECTS:**

Terry Blount provide the Commission with an update of scheduled projects to come to the Commission at future meetings.

**B. WEST HOLLYWOOD HISTORIC PRESERVATION MONTH:**

The Historic Preservation Commission discussed the upcoming Historic Preservation activities.

Chair Felchlin appointed Commissioner Azar as a member of the Design Review Subcommittee.

**C. ANNUAL CONGRESS OF COMMISSIONS & BOARDS:**

At the 6/20/05 Council meeting, the Council chose **SATURDAY, OCTOBER 22, 2005** as the date for the next Annual Congress of Commissions & Boards. Location, times, activities and more have yet to be determined. A meeting time will be determined soon for a liaison from each Commission and Board to review needs for the event. The Council has requested that the Annual Congress be placed on the agenda of each Commission & Board at their next meeting in order to be certain that members are aware of the date and can mark their calendars.

**D. COMMISSIONER TRAINING:**

Staff updated the Historic Preservation Commission on the progress of potential training sessions.

**12. HISTORIC PRESERVATION COMMISSION COMMENTS:**

Commissioner Shivers announced her resignation and August 22, 2005 will be her last meeting as a Commissioner.

Commissioner Yeber stated his disappointment and stated how valued her participation has been on the Commission.

**13. PUBLIC COMMENT: None.**

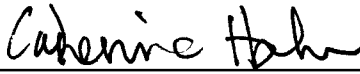
14. **ADJOURNMENT:** The Historic Preservation Commission adjourned at 9:55 PM to a regularly scheduled meeting of the Historic Preservation Commission, which will be on Monday, August 22, 2005 at 7:00 P.M. at West Hollywood City Hall, 1<sup>st</sup> Floor, 8300 Santa Monica Boulevard, West Hollywood, California.

**Motion: Shivers**

**Seconded: Yeber**

**The motion passed unanimously.**

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON THIS 22<sup>ND</sup> DAY OF AUGUST, 2005.

  
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CHAIRPERSON

ATTEST:

  
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STAFF LIAISON