



HISTORIC PRESERVATION COMMISSION MINUTES

Monday, April 25, 2005

West Hollywood City Hall

Community Conference Room

8300 Santa Monica Boulevard, West Hollywood, California 90069

1. CALL TO ORDER:

Chair Felchlin called the meeting of the Historic Preservation Commission to order at 7:10 P.M.

2. ROLL CALL:

Commissioners Present: Azar, Credle, Hahn, Shivers, Yeber, Joyce, Felchlin.

Commissioners Absent: None.

Staff Present: Terry Blount – Associate Planner & Staff Liaison
Debby Linn – Contract Senior Planner
Jennifer Noel – Contract Associate Planner
John Chase – Urban Designer
David Gillig – Commission Secretary.

3. APPROVAL OF AGENDA:

ACTION: Approve the Historic Preservation Commission Agenda of Monday, April 25, 2005 as presented. **Motion by Commissioner Shivers, seconded by Vice-Chair Yeber and unanimously carried.**

4. APPROVAL OF MINUTES: None.

5. PUBLIC COMMENT. None.

6. CONSENT CALENDAR. None.

Vice-Chair Yeber recused himself from the dais.

7. COMMISSION CONSIDERATION.

A. 8265 Fountain Avenue.

Demolition Permit 2004-015, Development Permit 2004-016.

Debby Linn, Contract Senior Planner, presented the staff report. She stated the Zoning Ordinance requires that this request be reviewed by the Historic Preservation Commission, because the proposed project is to be located on a property across the street from a designated Cultural Resource.

She gave a detailed history of the property and stated the proposal is a request to demolish a 3-unit apartment building and construct a four-story, six-unit building.

The Commission was informed that this item is for review only and all comments will be provided to the Director of Community Development.

Commissioner Credle questioned the existing single-family houses currently on the property.

Chair Felchlin questioned if any special variances have been requested.

It was stated for the record no variances have been requested for this property.

John Chase, Urban Designer, stated this project is not condominiums, but apartments, therefore, there will be no Planning Commission review.

Commissioner Shivers commented on the elevator tower. She pointed out the tower would distract from the historic buildings in the vicinity.

Commissioner Credle commented on the tile roof and the pseudo Spanish entrance. He appreciates the setbacks and some aspects of the massing, but had concerns that the entrance might detract from the neighbors, rather than causing it to blend into the neighborhood.

Chair Felchlin has concerns with it becoming a faux knockoff. He commented on the massing and the final windows. He commented on the tile on the tower.

Discussion was held regarding a material board and possible model for further review.

Commissioner Credle motioned: 1) continue this item to a date uncertain. Seconded by Commissioner Shivers.

Chair Felchlin reiterated the motion and suggested the applicant return for review with: 1) a model; 2) colors; 3) finishes; 4) material pallet; 5) massing of the building relative to the neighborhood; 6) hardware details; and 7) review of materials.

Commissioner Credle amended his motion: 1) continued this item to the next possible Historic Preservation Commission Design Review Subcommittee; 2) applicant shall be properly noticed and informed of what shall be returned for review. Seconded by Commissioner Shivers.

ACTION: 1) Continue this item to the next possible Historic Preservation Commission Design Review Subcommittee meeting; and 2) advise applicant of findings. **Motion by Commissioner Credle, seconded by Commissioner Shivers and unanimously carried.**

Vice-Chair Yeber returned to the dais.

8. PUBLIC HEARINGS.

A. 8947-8953 Sunset Boulevard. Certificate of Appropriateness 2004-001

Jennifer Noel, Contract Associate Planner, presented the staff report. She stated the owners of the commercial building are requesting permission to alter the façade of this building. She presented a brief history of the property, stating the structure was constructed in 1937 and designed by architect Paul Williams. It is considered by the City of West Hollywood as a potential Cultural Resource.

With regards to the building at 8947 Sunset Boulevard, the applicant proposes to make alterations to the site that will work to draw the buildings toward a common theme, while maintaining the very different styles. The proposed alterations are:

- Alter paint colors;
- Remove veneers from the lower portions of the wall on the corner of Sunset Boulevard and Hilldale Avenue to be replaced with pre-cast veneer;
- Remove the brick veneer on portions of the walls and replace it with pre-cast veneer;
- Alter the awning structure over the entrance to be a domed copper canopy;
- add wall sconces across the entire complex;
- add awnings over the windows on the second and third floors of the front façade and all three floors on the east façade;
- replace existing glazing with new glazing to match existing in material, style and appearance; and
- install a new 36-inch high wrought iron fence in front of the building.

Staff recommends approval of the requested Certificate of Appropriateness for the proposed improvements to this potentially historic commercial complex. Staff finds the proposed construction affecting 8947 Sunset Boulevard is compatible with the Secretary of the Interior's Standards and will not adversely affect the historic nature of the complex.

John Chase, Urban Designer commented on the proposed design.

Vice-Chair Yeber questioned the lack of existing documentation and questioned the wrought iron header joining the two buildings.

Commissioner Hahn questioned the wrought iron fence.

Chair Felchlin opened public testimony for Item 8.A.:

JACK HOLLANDER, BEVERLY HILLS, architect, presented the applicant's report. He presented a history of the property and detailed the materials, awnings, tile veneer, faux finish, color and texture.

Chair Felchlin questioned the piping on the south side of the building and asked for additional details regarding the copper awning.

Discussion and details were given regarding the piping, the copper awning, light fixtures, shutters, security bars, rain gutters, materials and the paint colors.

Commissioner Shivers questioned the front door (in the central portion of the project).

Commissioner Azar questioned the reasoning of the unification of the buildings.

ALLEGRA ALLISON, WEST HOLLYWOOD, has concerns regarding this item. She commented on the copper awning.

JACK HOLLANDER, BEVERLY HILLS, architect, presented the applicant's rebuttal. He commented on and detailed the copper awning.

ACTION: Close public testimony for Item 9.A. **Motion carried by consensus of the Commission.**

Commissioner Shivers requested additional details on the proposed iron fence, the faux detail that is proposed for the cover of the conduits on the east side and the new proposed front door.

Chair Felchlin stated his concerns with the copper and black awnings, and requested additional detail for the trim, pre-cast and wrought iron. He suggested the building be distinguished from the other buildings.

Commissioner Shivers suggested a demo set of drawings, specifying what will actually be removed.

John Chase, Urban Designer, questioned if the Commission was unanimous in having the copper awning replaced as a painted sheet metal, with the same contour.

Discussion was held regarding the design and material for the copper awning.

Chair Felchlin motioned: 1) continue this item to the next regularly scheduled meeting of the Historic Preservation Commission. Seconded by Commissioner Shivers.

Chair Felchlin gave direction to staff and applicant: 1) review the railing, awnings, pre-cast materials, lighting and colors.

Commissioner Credle gave direction to staff and applicant: 1) review the composition of the awning located at the southeastern corner; 2) material which will cover the piping on the eastern façade; 3) aluminum canopy on the third story; 4) lighting fixtures on the face; 5) design and materials on the doors which are going to be replaced; and 6) demo set.

Commissioner Shivers gave direction to staff and applicant: 1) additional research should be done if any original drawings exist, to verify if any of these elements are original or not.

Chair Felchlin gave direction to staff and applicant: 1) the brick veneer should be removed and replaced.

ACTION: 1) Continue this item to Monday, May 23, 2005. **Motion by Chair Felchlin, seconded by Commissioner Shivers and unanimously carried.**

THE COMMISSION TOOK A TEN (10) MINUTE RECESS AT 9:00 P.M. AND RECONVENED AT 9:10 P.M.

9. NEW BUSINESS: None.

10. UNFINISHED BUSINESS:

A. West Hollywood Anthology.

Bruce Kay, West Hollywood, presented three presentations, submittals, proposals and financial packages for the anticipated West Hollywood Anthology book.

Discussion was held regarding all aspects, including budget, materials, time frame and soliciting City Council members for support.

ACTION: 1) Approve Option No. 1; 2) approve a budget of \$400,000.00; and 3) continue this item to a date uncertain of the next Historic Preservation West Hollywood Anthology Subcommittee. **Motion by Commissioner Hahn, seconded by Commissioner Shivers and unanimously carried.**

B. Historic Resources Survey.

John Keho, Planning Manager, presented the proposals that have been officially submitted. He stated a total of six proposals have been received. He affirmed staff will review all proposals, a subcommittee will review and discuss, and then individual interviews will be scheduled.

Chair Felchlin opened public comment for Item 10.B.:

WILLIAM NEISH, WEST HOLLYWOOD, commented on historic properties and the designation process of historic properties within the City of West Hollywood.

HEAVENLY WILSON, WEST HOLLYWOOD, commented on her approval of the historic resources survey. She stated the City of West Hollywood needs to preserve and archive the history of the City, and suggested additional staff.

ACTION: Close public comment for Item 10.B. **Motion carried by consensus of the Commission.**

Discussion was held regarding budget issues, communications and support of City Council members and the future of historic properties in the City of West Hollywood.

11. ITEMS FROM STAFF:

A. UPCOMING PROJECTS:

Terry Blount, Staff Liaison, stated the following items will be heard on the agenda for May, 2005: 1) 8265 Fountain Avenue; and 2) 8293 Santa Monica Boulevard (Irv's Burgers). 1343 N. Laurel Avenue (Laurel Place Senior Housing Project) will be brought forward in June.

12. WEST HOLLYWOOD HISTORIC PRESERVATION MONTH:

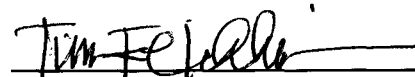
Terry Blount, Staff Liaison, stated this year's Historic Preservation Commission Month Event is tentatively scheduled for Wednesday, June 8, 2005. This year's theme will be Adaptive Re-Use, with the event including a reception, presentation, and a walking tour.

13. HISTORIC PRESERVATION COMMISSION COMMENTS:

Chair Felchlin questioned the status of "The Ramona" property.

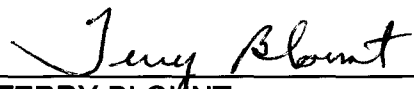
14. ADJOURNMENT: The Historic Preservation Commission adjourned at 10:15 PM to a regularly scheduled meeting of the Historic Preservation Commission, which will be on Monday, May 23, 2005 at 7:00 P.M. at Plummer Park Community Center, 7737 Santa Monica Boulevard, West Hollywood, California. **Motion by Commission Credle, seconded by Vice-Chair Yeber and unanimously carried.**

APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON
THIS 23RD DAY OF MAY, 2005.



TIMOTHY FELCHLIN
CHAIRPERSON

ATTEST:



TERRY BLOUNT
STAFF LIAISON