

1 BEFORE THE HISTORIC PRESERVATION COMMITTEE
2 OF THE CITY OF WEST HOLLYWOOD
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
4 REGULAR MEETING AGENDA

5
6 Plummer Park Community Center)
7 Rooms 5 and 6)
8 7377 Santa Monica Boulevard)
9 West Hollywood, CA)
10 _____)

11
12 DATE OF MEETING: January 23, 2006

13 HISTORIC PRESERVATION COMMISSION:	STAFF:
14 Catherine Hahn, Chair	Terry Blount, AICP Assoc. P.
15 Victoria Joyce, Vice-Chair	Brendan Rome, Comm. Secretary
16 Richard Azar, Commissioner	PRESENT:
17 Danny Castro, Commissioner	Francie Stefan, Sr. Planner
18 Timothy Felchlin, Commissioner	City Attorney
19 Edward Levin, Commissioner	Roy Oldenkamp, Speaker
20 Marc Yeber, Commissioner	Ed Buck, Speaker
21	PUBLIC SPEAKERS - VARIOUS
22	
23	
24	

1 **Historic Preservation Commission Meeting 01/23/06**

2 **Monday, January 23, 2006 - 7:15 P.M.**

3 Hahn: Our first item is to have our roll call.

4 Blount: Chair Hahn?

5 Hahn: Here.

6 Blount: Vice Chair Joyce?

7 Joyce: Here.

8 Blount: Commissioner Azar?

9 Azar: Here.

10 Blount: Commissioner Castro?

11 Castro: Here.

12 Blount: Commissioner Felchlin?

13 Felchlin: Here.

14 Blount: Commissioner Levin?

15 Levin: Here.

16 Blount: Commissioner Yeber?

17 Yeber: Here.

18 Hahn: Thank you. Now, it's very important tonight that

19 we speak into the (microphone) for the recording.

20 If we can all be clear, myself included. If we

21 could have approval of the agenda, if we could have

22 a motion please?

23 Felchlin: I'll move to approve the agenda.

24 Hahn: Second?

1 Castro: Second.

2 Hahn: All in favor?

3 All: Aye.

4 Hahn: Thank you. Approval of the minutes from our
5 meeting on December 12th? Do we have a motion?

6 Yeber: I'll move.

7 Hahn: Second?

8 Levin: I'll second.

9 Hahn: Okay. Discussion? All in favor?

10 All: Aye.

11 Hahn: Motion carries. I first want to say a welcome to
12 the public. Tonight we are here to discuss several
13 items, and we have public comments first as relates
14 to, overall, anything that you wish to speak about.
15 Second our public comments as it relates to our
16 items, will be asked again. So if we have any
17 public comments for this evening?

18 Rome: We have two public speakers.

19 Hahn: Two public speakers? Okay, thank you.

20 Rome: Roy Oldenkamp followed by Ed Buck.

21 Oldenkamp: Good evening, can you hear me okay?

22 Several: No.

23 Oldenkamp: Is it on now? All right great. I guess I get to
24 say hello twice, this is wonderful thank you. I

1 just wanted to, I'm a resident of West Hollywood
2 and I love my building, I live in because there is
3 a three-year-old child there and a seventy-year-old
4 man above me, and it's a great age mix and I think
5 if we continue doing the in lieu of fees,
6 eliminating affordable housing for a smaller units
7 and put everybody into cell block type buildings
8 that are really retirement homes within the
9 community, which is a disservice. I think that
10 developers are going to make their money anyway,
11 especially in this market, which shows no signs of
12 abating, there might be small corrections there at
13 the beginning, but I don't think anybody here
14 believes there will be a big bubble and so if we
15 can find a way to eliminate the lieu of fees and
16 get affordable housing back on a smaller piecemeal
17 scale, we won't have to have these gargantuan
18 buildings that are so unattractive throughout our
19 city like the one on Fairfax and this just seems to
20 me that this is something that doesn't need to be
21 done the way it's being done, we're all paying the
22 price for it, and I'm afraid that an example of
23 that price will be mentioned later on tonight. So
24 if you could just keep that in mind and if there's

1 any way to review that more and open discussion on
2 that because it seems to be completely closed, we'd
3 be very grateful. Thank you.

4 Hahn: Thank you.

5 Rome: Next speaker, Ed Buck. Please state your name and
6 city of residence.

7 Buck: My name is Ed Buck and I'm from the City of West
8 Hollywood. I want to speak tonight to the public
9 and to the Commissioners. The West Hollywood
10 Neighborhood Alliance is formed, is getting
11 organized and is concerned about some of these
12 issues. From the way we see it, there is far too
13 much input from carpetbagging developers who come
14 into this town, rape our city, leave and go sleep
15 in their Beverly Hills homes. We live here. We
16 care about this city and the reason you don't see a
17 number of us here tonight is exactly that. We have
18 no financial interest in this project, or almost
19 any other project. Some of the people who will
20 speak here tonight are people who have been evicted
21 from historic buildings and potentially historic
22 buildings. Some of them were kicked out of the
23 City of West Hollywood. You are the bull work in
24 this project. If you plowed it only a step, it is

1 part of the whole historic preservation of this
2 city. So please, if you haven't already joined the
3 West Hollywood Neighborhood Alliance, I know most
4 of you, perhaps all of you, live in the city of
5 West Hollywood and care as deeply as we do. Thank
6 you.

7 Rome: There are no more public speakers.

8 Hahn: Before we go to this item, I would like to announce
9 to the public that at the back table, there are
10 city ordinance rules for participation, and so that
11 everyone is on the same page, that members of the
12 audience, as well as speakers have rules that we
13 must follow. I'm going to read the members of the
14 audience portion: "Members of the audience shall
15 not behave disorderly or boisterous conduct,
16 including the utterance of foul, threatening or
17 abusive language, whistling, stamping of feet and
18 other acts to disturb, disrupt or impede
19 otherwise," blah, blah, blah, blah, blah. I chair
20 this meeting and it is my responsibility to keep
21 the order of this meeting and if someone does
22 disrupt the meeting there will be one warning and
23 the second time that person disrupts the meeting, I
24 will have them removed, because it will be fair to

1 everyone here, if we, the seven people up here are
2 given an appropriate amount of time to discuss the
3 items, versus, negotiating the disruptive behavior.
4 I hope you all understand this is a large
5 responsibility each one of us has here and we want
6 to be fair to the staff reports that we understand
7 it and can digest it and discuss it among ourselves
8 before our vote. Thank you very much. If we can
9 move on to the Consent Calendar. There's no items,
10 then we'll move onto to Commission Consideration.
11 None as well. This takes us to the Public Hearing.
12 Tonight's Public Hearing is Certificate of
13 Appropriateness, and we are all being asked to
14 vote... to send a message to Planning Commission,
15 we are not being asked for a yes or a no, there is
16 nothing that will go forward from here in terms of
17 destruction of the building, specifically because
18 of our vote, please only know this is a step in the
19 process. We'll turn it over to staff to do the
20 staff report. Thank you.

21 Stefan: Thank you Chair and Commissioners. Tonight before
22 you is an application by Laurel Place West
23 Hollywood, a co-operation between West Hollywood
24 Community Housing Corporation and WASET to non-

1 profit housing providers. The proposal consists of
2 three main components. Renovation and rehabilita-
3 tion of the exterior main house, of the existing
4 main house and chauffeur's cottage, the creation of
5 34 affordable senior housing units and one
6 manager's unit and creation of a 9,900 sq. ft.
7 public neighborhood park in the northern and
8 eastern portions of the property. The project
9 location is 1343 Laurel Avenue which is designated
10 a local cultural resource in 1994 by the City of
11 West Hollywood. The item, the consideration before
12 you tonight is a recommendation to the Planning
13 Commission for the Certificate of Appropriateness,
14 required for the alteration or rehabilitation of a
15 cultural resource. The Planning Commission is the
16 final decision making body on the project unless it
17 is appealed to the City Council. The Planning
18 Commission will be reviewing this Commission's
19 recommendation as well as the other permits
20 required for this project. They are going to also
21 review the final EIR and the statement of
22 overriding considerations. The HPC is not required
23 to certify the final EIR, nor to adopt the
24 statement of overriding considerations. So back to

1 the project. The main house was originally
2 constructed in 1914 as a single family residence
3 and was renovated in 1941 into four apartment
4 units. At that time it also underwent a fairly
5 significant exterior renovation, it did retain its
6 Colonial Revival style architecture, but there was
7 changes to the front porch at that time as well as
8 the changes to the interior. The proposed project
9 would rehabilitate that existing house to contain
10 five senior affordable housing units and one
11 resident managers unit as well as meeting rooms on
12 the front ground floor of the building that would
13 be open to the public during the park hours.
14 Changes include the additions of kitchens and
15 bathrooms, and modifications to small sections of
16 interior walls. The rear port cochere would also
17 be removed. The interior plan and spaces of the
18 existing building would be rehabilitated in a
19 manner that would require minimal change to the
20 character defining features of the building itself
21 and there are no changes to the exterior except for
22 removal of the port cochere proposed. The
23 chauffeur's cottage in the northwest corner of the
24 site was originally constructed as a single unit

1 and would be rehabilitated for one senior
2 affordable housing unit as well. A new building is
3 proposed for the southwest portion of the property
4 where the two car garage, bachelor apartment, and
5 four car garages are currently located. The
6 project proposes to remove these structures for a
7 building containing 28 units of senior affordable
8 housing and 21 units of subterranean parking. The
9 new building will be four stories at its highest
10 point and step down to two stories adjacent to the
11 chauffeur's cottage and over the driveway facing
12 Laurel Avenue. Although four stories the building
13 projects only seven feet higher than the roof ridge
14 of the existing house, because it has been
15 partially depressed into the ground and located at
16 the lowest site of the property, lowest portion of
17 the property. The transition screen with openings
18 and balconies would cover much of the front of the
19 new building with wood slat screens over the
20 stairwells. A vine covered trellis would be
21 constructed on the eastern face of the new building
22 above the driveway. Several trees and shrubs in
23 the rear of the site would be removed as well in
24 order to construct the new building and driveway.

1 Finally, the front and north yard to be preserved
2 and rehabilitated as the public neighborhood park
3 designed for the passive enjoyment of the site and
4 the landscape. The park would re-use the existing
5 driveway and pathways as pedestrian pathways, and
6 provide amenities such as benches, picnic tables,
7 trash cans and security fencing that would be
8 designed around the existing healthy mature
9 vegetation. Preparation of the site for the park
10 would be limited to pruning, and limited vegetation
11 removal to protect the existing healthy vegetation
12 and ensure its long term growth. There have been
13 numerous changes to this project as a result of
14 numerous meetings with the Historic Preservation
15 Design Review Subcommittee, as well as the Planning
16 Commission Design Review Subcommittee and numerous
17 comments from the public. These have included
18 reducing the building, the footprint of the new
19 building to preserve the chauffeur's cottage, it
20 had originally been a u-shaped building that had
21 removed the chauffeur's cottage, so it was reduced
22 in size to preserve the cottage and then further
23 reduced at the south end, to reduce the proximity
24 of the south wing to the front property line. In

1 addition, the new driveway was relocated from the
2 northern part of the property to the southern part
3 of the property, the building as mentioned earlier,
4 was depressed in size to reduce its height, a
5 setback was added to the fourth floor units, and
6 the building interior was reconfigured to create
7 greater distance between the new structure and the
8 main house. Finally, material changes on the
9 exterior of the building were made to increase it's
10 compatibility with the site. This included the
11 proportions of the openings of the balcony and use
12 of similar windows through out the new building.
13 As you know, a final EIR has been prepared for the
14 proposed project and provided for you for your
15 review. The analysis it includes response to
16 comments, you did hear if you were at the public
17 scoping meeting for the draft EIR in which a number
18 of comments were made, we also received a number of
19 written comments, those have been responded to in
20 the final EIR as well as clarifications and
21 modifications were made in response to those
22 comments as needed. The final EIR did not identify
23 any new significant impact as a result of the
24 project, so therefore recirculation of the draft

1 was not needed and the final EIR in its draft form
2 is there before you today. The final EIR, has
3 analyzed impacts of the project using CEQA
4 thresholds of historic significance, character
5 defining features and impacts to historic
6 resources. CEQA thresholds differ from local
7 criteria. Character defining features identified
8 using the CEQA criteria were substantially more
9 extensive than the local designation. These
10 included details of the landscape and hardscape of
11 the site, out buildings and other features. Due to
12 this difference, significant impacts were
13 identified to the setting of the main residence due
14 to the new construction in the rear areas of the
15 site, and alteration of features that contribute to
16 the historic setting, such as landscape features
17 and outbuildings. Due to the significant impact, a
18 statement of overriding consideration will be
19 required for the project. A statement of
20 overriding consideration is not being submitted
21 tonight as it is under the purview of the Planning
22 Commission when it considers certification of the
23 final EIR. The resource under consideration
24 tonight was designated in 1994. The resolution

1 designating the structure identified the main
2 residence at 1343 Laurel Avenue as the prime impact
3 example of Colonial Revival architecture. It
4 identifies features such as the low hipped roof,
5 eaves, wide clapboards and front terrace that
6 define the building's design. It also identified
7 the house as it sits estate like in the center of
8 two large lots, behind a wide and heavily
9 landscaped set back. The designation identified
10 how the property's set back, open space and heavy
11 landscaping are an established and familiar visual
12 feature along Laurel Avenue. The designation did
13 not identify the chauffeur's cottage, garage,
14 bachelor apartment, side hardscape features or
15 landscape features in the rear of the site.
16 Furthermore, it excluded rooms over the driveway,
17 that were added in the 70's, this includes the port
18 cochere that will be removed, a garage formerly
19 replaced in 1947, and the wood shingle roof. As you
20 know the zoning code permits alterations to local
21 culture resources by the Historic Preservation
22 Commission. The analysis for the Certificate of
23 Appropriateness is based on the determination of
24 significance and character-defining features in the

1 local designation. As detailed in the staff report
2 the project could meet many of the required
3 findings for the Certificate of Appropriateness,
4 primarily because the main house would be
5 preserved, the character-defining features of the
6 interior meet the Secretary of Interior Standards
7 as outlined in the staff report and the final EIR
8 and the exterior of the building would undergo only
9 minimal changes. Additionally, the exterior
10 Colonial Revival style of the building and the
11 character defining features identified in the local
12 designation would be preserved in their entirety.
13 The front landscape set back would become a public
14 neighborhood park that maintains the existing
15 healthy mature vegetation and preserves and reuses
16 the historic driveway, sidewalk, steps, and front
17 porch. The view of the contributing features of the
18 resource from the street would not be substantially
19 changed and would not be adversely affected by the
20 project. The site would continue its basic
21 impression of a residence set back in a landscape
22 as viewed from Laurel Avenue. I was not going to go
23 through all the different findings required tonight
24 as they are detailed in your staff report, and it

1 would take a substantial amount of time, but as
2 analyzed it was staff's opinion that it met the
3 Secretary of the Interior's Standards for
4 Rehabilitation under the criteria of the local
5 designation. In summary, the Commission tonight
6 should consider this analysis as well as the
7 documentation of the EIR. And staff recommends the
8 recommendation as proposed in the staff report.
9 We're here for comments, for questions, also the,
10 the EIR consultant that prepared the EIR is also
11 here to answer any questions if you'd like.

12 Hahn:

13 Thank you, thank you Francie. I, I think that, I
14 think first we'll ask for any Commissioners that
15 wish clarification on the staff report, and then
16 we'll go to public comment before we go to our
17 discussion. Any clarifications from staff? No.
18 Then we'll move to public comment. First I'd like
19 to say, thank you all for coming out tonight. I
20 have tremendous respect for everyone that spends
21 this much time to come and talk about Historic
22 Preservation. And help us help you. If you have a
23 comment tonight and it's concerning traffic or
24 housing, or public safety or parking, that doesn't
help us, okay? What helps us is if you frame your

1 two minutes as it relates to Historic Preservation,
2 so if you pick up the staff report and understand a
3 little more about what we do, that would be much
4 appreciated because again, those other comments
5 aren't in our realm of responsibility, so thank
6 you. First speaker?

7 Rome: Our first speaker tonight is Roy Oldenkamp followed
8 by George Credle. Please state your name and city
9 of residence.

10 Oldenkamp: I'm back and I'm still Roy Oldenkamp, West
11 Hollywood. I just wanted to say that we've been
12 doing a lot of research on the...

13 Blount: Excuse me. I'm sorry, I'm sorry to interrupt, but
14 the applicant is actually to make the first
15 presentation.

16 Hahn: I'm sorry.

17 Oldenkamp: That's great I got an extra 20 seconds just now.

18 Rome: We'll ask you again, I, I apologize that was our
19 mistake and...

20 Hahn: I'm sorry to interrupt. So the applicant will
21 speak first tonight, the applicant has ten minutes.
22 However, the applicant can take five minutes in the
23 beginning of the presentation and then return for
24 another five minutes, or put it off how you wish.

1 But in total ten minutes. And staff will be
2 counting the number of minutes, okay? So take your
3 direction from Staff as to the number of minutes.
4 Also, tonight in reference to public comments, we
5 are moving from a three minute public comment, to a
6 two minute public comment because of the number of
7 people that are here. We hope you understand that,
8 it's just that we need time to deliberate tonight,
9 thank you so much, as there are 20 odd plus
10 statements.

11 Zimmerman: Good evening, good being with you tonight. My name
12 is Paul Zimmerman and I reside in Los Angeles. I'm
13 Executive Director of West Hollywood Community
14 Housing. The co-developer of this project. This
15 project, the original program for this project,
16 really started with the City's 20/20 goals prep
17 plan. In that plan, historic preservation the
18 provision of additional affordable housing within
19 the city and the provision of additional green
20 space are all pretty much co-equal goals for city
21 resources and city development over the next
22 period. This site is a very valuable public
23 resource has been assumed with the task, the
24 charge, the challenge really, of balancing those

1 three goals. In the balancing of those three
2 goals, and again, providing green space for the
3 city, additional affordable housing, and preserving
4 the site there have been impacts to this sort of
5 resource and that's very clear reading the EIR. We
6 believe, however, through the really good work of
7 excellent designing on the part of the architects,
8 excellent advice from counsel, on the part of
9 Christy McAvoy from Historic Resources Group who
10 provided our consulting on this, the historic
11 preservation and the tremendous amount of public
12 input over the last year and a half, almost two
13 years that the balance of, that we have hit the
14 right balance that would could design, along with a
15 rather comprehensive list of mitigations as
16 outlined in the EIR, does a really terrific job as
17 I say in providing the city not one, not two, but
18 three valuable resources, and we urge you approve
19 the staff recommendation tonight and pass this
20 along to Council. How am I doing on time?

21 Rome: You still have three minutes left.

22 Zimmerman: Then I think just to close our presentation, at
23 this point, I'd like to ask Christy McAvoy, oh
24 there you are, you want to come up and just sort of

1 give a three minute sense of your focus and
2 concerns and then we'll let the public.

3 McAvoy:

4 Good evening Commissioners. My name is Christy
5 McAvoy, I'm from Historic Resources Group and I
6 played a role as the historic preservation
7 consultant on this project. I don't want to take
8 three valuable minutes of the Commission's time, we
9 have discussed the challenging issues here in terms
10 of what the site is like and what the program is
11 like, and melding the two for both housing and
12 Historic Preservation. This team has worked long
13 and hard to meet the Secretary of the Interior's
14 Standards particularly in the rehabilitation in
15 what you have designated as the local resource,
16 which is the main house and landscape grounds that
17 can be seen from the street. I'd like to have John
18 Mutlow go over once again, the changes to the house
19 itself and how we have worked to keep all the room
20 configurations, all the character design features
21 and basically the spaces intact, so that the house
22 will remain true to it's period significance from
23 1941. Its wide spaces will be used for community
24 rooms, and the smaller spaces will be used for
residential work. So, John if you would please

1 come and use our last two minutes to identify how
2 we have looked at the character defining features
3 of the house and the setting as defined in the
4 local landmark status.

5 Mutlow:

6 If we look, excuse me, my name is John Mutlow, the
7 architect, I think you have in your package, pages
8 A0-1B and 1C which really talk about the changes in
9 the house. The original diagrams we have here,
10 we're talking about the fact that we, from day one,
11 of course about preserving the house and the open
12 space in the front of the house, and the number of
13 years, the changes in it, but we actually kind of
14 preserved the quality character of the house. The,
15 the minor changes we did...the big change we made
16 (INAUDIBLE) we're keeping the four existing
17 bathrooms, which is where a great deal of the
18 detail is, we're keeping the four existing
19 kitchens, we're going to be adding two kitchens,
20 two bathrooms and a public restroom because the
21 ground floor is going to be accessible to the
22 public. The, basically (INAUDIBLE) there are a
23 couple of features that if you notice, there's a
24 staircase go right through a beautiful 1917 window,
 and we propose removing that staircase so we can

1 have the quality of the window back, and if we look
2 at the changes we have made, which are very minor
3 to the inside, we are totally trying to preserve
4 the quality of the inside, we actually, since the
5 last subcommittee report, we actually now are
6 keeping these three bathrooms originally, we didn't
7 need them, but now we understand the value of them,
8 and those bathrooms will be retained. So we're
9 actually making very minor changes. The other
10 small change is that we are actually going to open
11 up the entrance hall to the two semi-communal
12 public rooms on either side, as they were in the
13 original 1917 house. So when you go into the
14 house, the steps and the grandeur of the staircase
15 and the two public rooms will actually be returned
16 to the quality we hope, that was possibly there
17 originally.

18 Hahn: Thank you.

19 Rome: We have thirty public speakers. At two minutes
20 each. Please, step up to the podium and state your
21 name and your city of residence please. Also,
22 speaker Christy McAvoy, please fill out a speakers
23 slip and submit for the record.

24 Rome: Roy Oldenkamp followed by George Credle.

1 Oldenkamp: I'm still Roy Oldenkamp. I just wanted to say that
2 these papers I handed out to you had something on
3 the back before represents part of the great
4 heritage that is part of Tara, and that is, that
5 for four decades it was the home of the Modern
6 Forum, the intellectual think tank and cultural
7 center run by Elsie Wiseman and featured great
8 minds like Eleanor Roosevelt, Ayn Rand, there is a
9 rumor that Gandhi was there but we haven't found
10 out documentation, that doesn't mean he wasn't
11 there. Eleanor Roosevelt held court there and these
12 speakers there went on to Beverly Hills High School
13 where they lectured. So this probably in my mind,
14 and I think the minds of most people here, this
15 makes this building on that basis alone, one if not
16 the most significant building in our city, at least
17 on a equal par on the Argyle the Hollywood Towers
18 and Sunset Towers, and Chateau Marmont which I
19 believe is in our city, I'm not sure, but it's a
20 building of great historic merit and that can't be
21 forgotten and I think part of the wishes of Elsie
22 to have this to be a cultural resource given to the
23 entire city will be significantly compromised by
24 making it largely private. Just a few people will

1 be enjoying the benefits of Tara, when tens of
2 thousands of people could be enjoying the benefits
3 of that. Also, I really wish that you consider the
4 fight on Orange Grove for this project which is now
5 a parking lot in the Russian community
6 neighborhood, why not? All you have to do is call
7 HUD and say, Hey, Can we move this over?, and they
8 will save face, they will not be known as the evil
9 that knocked down a historic landmark resource
10 property, a large one, and it's a win-win all the
11 way around. So I really think if that's a
12 possibility for anyone to mention even formally to
13 the Planning Commission and direct them to do
14 anything in that regard, we need to explore that as
15 an option because that could stop this dialogue
16 immediately in the most positive way. Thank you
17 very much.

18 Rome: George Credle followed by Tanya M. Cohen.

19 Credle: George Credle City of West Hollywood. The staff
20 report does a very nice job of complying to get you
21 to as narrow a field as possible, and I want you to
22 remember that in considering this project you are
23 to decide whether you are to grant a Certificate of
24 Appropriateness. Is this the appropriate way to

1 go? Does this really represent historic
2 preservation? I think my first comment, in this
3 area would be that in focusing on the house alone,
4 while certainly that is mentioned specifically in
5 the Ordinance which made this a designated historic
6 resource, you also have to consider the content and
7 while the grounds were not specifically listed as
8 character defining features this is part of the
9 context of the house and has been since 1914. And
10 as the staff report consistently states, this will
11 be altered irrevocably. And many of the aspects of
12 this will be lost forever. The house itself will
13 now have six units instead of four. While many of
14 the features are retained, I would be interested in
15 knowing, in the spirit of historic preservation,
16 whether the changes that are in vision will be
17 entirely reversible, which are one of the criteria
18 set by the Secretary of Interior Standards when
19 alterations for an adaptive use are made to a
20 historic structure. I think at this point what is
21 clear, is the size, and the main first floor rooms
22 will somewhat remain the context they have, even
23 going back to its construction in 1914. I think
24 what is glossed over in all of this, aside from the

1 idea of context, is the idea that no other
2 alternatives were really considered in this
3 particular project. Some were mentioned in
4 previous reports in passing, and also pooh-poohed
5 and somehow not profound enough. I think that...

6 Rome: That's your time sir.

7 Credle: Okay, let me just say, I think you need to look at
8 it in this light as well. Thank you.

9 Rome: The next two speakers Tanya M. Cohen and Rebecca
10 Castle have indicated to the Secretary that others
11 should speak. David Smith followed by Esther Baum.
12 David Smith?

13 Smith: Right here. Good evening.

14 Rome: Please state your name and city of residence.

15 Smith: David Smith, resident of West Hollywood since about
16 1975. I met Elsie had a photo shoot next door, she
17 might have had a picture of that home she was proud
18 of, her home. I don't think she would be proud of
19 this, you can't see the forest through the trees,
20 where you've got. I live in a building built by
21 West Hollywood Community Housing. The plumbing
22 problems alone would probably pay for the
23 renovation of this house. I don't have fancy
24 models that are done in cardboard but, I brought a

1 couple of things because I took a little journey
2 over here to Plummer Park and it's amazing that,
3 you know, we have cultural centers, but we ignore
4 what we could have, and I think that the gentleman
5 mentioned about moving houses, is in the right
6 direction because there are two plots of lands here
7 that would be excellent choices for moving this
8 building and I'd like the staff to consider maybe
9 doing something where they talk to seniors and
10 asked them what would be a nice apartment instead
11 of planning things that can be turned over in 25
12 years to make a profit. This is the house behind
13 the tree. I took (INAUDIBLE) of the gardens, I
14 worked here with the school. We have a garden at
15 our building. They plan to build some sort of huge
16 structure behind it, it's ugly. Here in Plummer's
17 Park it would fit in nicely and if I had the money
18 to do wonderful drawings with good plan schemes, I
19 would, but instead I, got my pen out, got some
20 watercolors out and if you consider saving the
21 building, moving it to this Plummer's Park it would
22 be a great save. My mom and others come here to the
23 dances, but I did a drawing with the house that
24 looked like over here by the...

1 Rome: Time is up.

2 Smith: And I think we could build a large structure the
3 same style on that property which would fit the
4 housing and get more people in there and we'd all
5 enjoy it. Nobody wants a public space in their
6 downstairs but I wouldn't mind it. Thank you.

7 Rome: Esther Baum followed by Donald Elmlad.

8 Baum: Esther Baum resident of West Hollywood. I think
9 it's a win-win plan. The house gets restored, the
10 Federal Government pays for it, local taxpayers
11 don't have to. There's a park in front for the
12 neighborhood is really nice. They don't have that
13 now. The Eucalyptus trees in the back are going to
14 be removed and that's wonderful because they are a
15 real fire hazard to the apartment building behind
16 them. I think this is a wonderful thing, if we
17 don't do this, then who's gonna pay to restore and
18 maintain this building? We don't have the funds to
19 do that. No one has said where the money is going
20 to come for making it into an auditorium. We have
21 two auditoriums in less than two square miles. We
22 are going to have a wonderful new library, we don't
23 need a library there. Leave it as it's been
24 planned, its public meeting rooms, public park,

1 housing for low income seniors, beautiful. Thank
2 you.

3 Hahn: Thank you.

4 Elmblad: Good evening, Donald Elmblad, 26 year resident of
5 West Hollywood. Formerly of Berkley and People's
6 Park. The fight continues. I'm outraged that once
7 again the city feels the interest of more
8 affordable housing takes precedence over the
9 preservation of a historic property and a gift to
10 all the citizens of West Hollywood. Tara is a
11 perfect and cost effective way to add park land,
12 also a mandate from the state, and a cultural
13 building that could have unlimited uses if allowed
14 to be developed for the use of all residents of the
15 city. Seniors and affordable housing could be
16 built at any other number of city sites throughout
17 the city. Why destroy a park? Why kill a 100 year
18 old tree? Why favor 34 Russian seniors over 38,000
19 others in the city. If you look at the numbers,
20 affordable housing is Russian housing. Senior
21 housing is Russian housing. Section 8 housing is
22 more Russian housing. What's fostered this ethnic
23 favoritism? A block of housing, is a voting block.
24 Which is really what this project is all about. If

1 you were really preservation commissioners, please
2 vote your creative conscious and not afraid of
3 losing your seat on this commission. You will vote
4 to honor the generous gift from a family in our
5 City and allow Tara to be developed into a cultural
6 resource that it already is, and a park that it
7 already is and was intended to be through its gift.
8 Save Tara, save our parks, save our people's park.
9 If this is really the creative city, this is not a
10 creative benefit for the residents of the city. I
11 oppose this project and I ask for you to oppose it
12 as well and let us have a creative project that
13 preserves the historic views. Thank you.

14 Rome: Lovedy Brydon followed by Katherine Trisolini.
15 Last name is Brydon.

16 Brydon: Good evening Commissioners, my name is Lovedy
17 Brydon I live at 1217 North Laurel Avenue. And I
18 ride my scooter past Laurel Place anywhere from
19 once, roundtrip, once to three times a week, and
20 when I go past it I see an attractive older
21 building, a home, not Tara. Tara was a fictional
22 plantation. And I think you know what I mean by
23 that. Like Hillary said, The plantation was a
24 place where the richer got richer, and the poor got

1 poorer. It was a place where the poor were
2 disposable. That is what Tara stood for. Laurel
3 Place is not Tara, but the place where we can have
4 a win-win situation. The home will be refurbished
5 and retained and used for both housing and for a
6 park and for a meeting place. I envision, when I
7 drive by, I envision an attractive building in the
8 back which they showed, and put many residents,
9 recommended different, recommended changes into and
10 it will be a place that will enable fair price for
11 low income seniors to live there. I've lived in
12 low income senior housing, by West Hollywood
13 Community Housing, and I am not Russian, I have no
14 problems with the fact that I have neighbors that
15 are.

16 Rome: Please redirect.

17 Brydon: It would be a win-win if you approve this. Thank
18 you.

19 Rome: Next speaker is Katherine Trisolini followed by
20 Liza Amtmanis.

21 Trisolini: Hi, I'm Katherine Trisolini I am resident of Studio
22 City and I represent a group called Save Tara and
23 (INAUDIBLE) and I have a couple of quick comments
24 about the Certificate of Appropriateness, I'm gonna

1 to jump right into a legal issue. There is nothing
2 in the Municipal Code that limits this Commission's
3 consideration to the narrow look at what was
4 specified by the Council when it designated Tara.
5 In fact, you're asked to consider the impact to the
6 features of the site and to the surroundings,
7 that's broader than the way it was described in the
8 staff report. You have to look at the whole picture
9 in the context. The context here is really
10 important. That's clear in the Mellon Report which
11 is cited in the letter I submitted and I put it
12 back on the table, if you want a copy of it, it's
13 clear in the Cultural Heritage Advisory Board,
14 which is your precursor. They are finding, which
15 were adopted by the City Council in designating
16 this site. They talked about the structures, they
17 talked about the importance of the garage, and I
18 think if you also look closely at the City
19 Council's findings you'll see that they also talked
20 about the low density of this site, about the
21 mature landscaping, how important that was, the
22 wide set back, all of these were gonna change, and
23 that's very clear from the EIR. There's a section
24 of the EIR, both EIR's that talk about a long list

1 of average impacts to the historic nature of this
2 site. I think it is very important to note that
3 the people who would like to see something
4 different done with this site support affordable
5 housing. They've mentioned a number of sites where
6 even more affordable housing could be built, this
7 is an important goal. It's just not compatible the
8 way it's being done at this site. The members of
9 this Commission have been charged with overseeing
10 this project because of your special knowledge,
11 expertise, and concern with this issue and on that
12 basis I urge you to not let the momentum behind
13 this specific project carry you away from seeking a
14 creatable, urging more units for affordable housing
15 on another site and preserving the full character
16 of this site. That would really be something.

17 Rome: That's your time. Thank you. Okay, I'm going to
18 try this again, Liza Amtmanis.

19 Hahn: You did that the first time.

20 Rome: Followed by Rae Mitchell. Please state your name
21 and your city of residence.

22 Amtmanis: My name is Lisa Amtmanis, I live in Los Angeles.
23 And just up front, I want to point out that the
24 world place is always represented by the, the West

1 Hollywood Housing whatever it's called, but if the
2 51% owners of Laurel Place, the developer of this
3 project is an entity called WASET and this makes
4 100% of the time that every single public hearing
5 on this project from the beginning that WASET has
6 never been seen or heard from, even though it will
7 own 51% of this project. What this commission is
8 being asked to do, is to say that it is appropriate
9 to override all the historical considerations that
10 surrounds this property, the intention of Elsie
11 Wiseman in giving this property to the city, for
12 basically 17 West Hollywood seniors because the EIR
13 points out, that 50% of the occupants probably will
14 come from West Hollywood, the other 50% won't even
15 be from West Hollywood and by my calculations, half
16 of 34 is 17. So we're gonna give away a historic
17 property, destroy it for 17 people who already live
18 in West Hollywood. Preservation is not going to
19 happen, the architect said well, we're just going
20 to add two bathrooms, and two kitchens. Will there
21 be no bathrooms for the public spaces? No men's
22 rooms? No women's room? There's not gonna be a
23 kitchen for the public spaces? The construction
24 alone will destroy all the landscaping. Thank you.

1 Rome: Rae Mitchell followed by Muriel Pollack.

2 Mitchell: My name is Rae Mitchell, I'm a condo owner in West
3 Hollywood. I have now been a condo owner for 27
4 years. So you know, I'm not here for any personal
5 means for housing, but I do understand the need for
6 those who cannot buy condos or pay \$1,500 for a
7 months rent, for a rental apartment. I think that
8 the planning that has been done so far, is
9 remarkable. You have kept Tara, you have provided
10 the city with a park, with a meeting place, with
11 housing for seniors, what more can you ask? And I
12 just want to say one little thing, I've been at a
13 number of meetings and I have been to the City
14 Council meetings and I want to in a way repeat what
15 Catherine Hahn has said at the beginning of this
16 meeting. When I was a child I had a pretty violent
17 temper and my mother kept saying to me, you get a
18 lot further with honey than you do with vinegar.
19 Thank you.

20 Rome: Muriel Pollack followed by Stan Lothridge.

21 Pollack: Muriel Pollack, West Hollywood. I have been living
22 at 1222 Fairfax the past 15 years. This location,
23 corner of Santa Monica Boulevard and Fairfax is
24 very handy for me. I just have to walk up about 50

1 feet to catch the bus and the same distance to shop
2 at the grocery stores. My building is a perfect,
3 perfect location for the seniors that live in my
4 building. I was shocked to find out that the West
5 Hollywood Council has plans to destroy the
6 magnificent property of 1343 Laurel Avenue, also
7 known as Tara, and to put in senior housing. You
8 could not pay me to live there. There is no way
9 that I could walk up that steep hill to Sunset
10 Boulevard to catch the bus and I certainly cannot
11 afford to shop at Bristol Farms or Gelson's at the
12 corner, at the community development department
13 says the senior can shop. Why in the world would
14 you stick elderly people to this location? Not
15 only are you destroying the historic importance of
16 the property, you are placing people away from
17 pedestrian friendly Santa Monica Boulevard where
18 they can shop without isolating for easy
19 transportation. This is not the location for
20 senior housing. If you people approve this project
21 you are showing a lack of compassion for us seniors
22 and destroying the most beautiful property here in
23 West Hollywood. Thank you.

24 Rome:

Stan Lothridge followed by Kent Woker.

1 Lothridge: Is it working? Can you hear me all right?

2 Rome: Please state your name and city of residence.

3 Lothridge: Stan Lothridge West Hollywood. I found it
4 interesting to read the report from the City's
5 annual congress of Commissions and Advisory Board
6 and it's mission statement, the goal of protecting
7 and preserving our historic neighborhoods, and
8 particularly that your Commission preserves the
9 quality of life by protecting, enhancing and
10 preserving our cultural resources. 1343 Laurel is
11 a designated historically cultural resource. It is
12 a rare jewel, an urban forest. The last estate
13 property in West Hollywood, where important
14 historic persons, such as Eleanor Roosevelt and
15 Albert Einstein met to discuss the issues of their
16 day, where Louis B. Mayor and the other important
17 Hollywood figures also met. So that, the many
18 issues we discuss tonight, easily resolve into one
19 simple question. Does building a massive four
20 story apartment building almost in the footprint of
21 this historic residence, ripping out much of its
22 historic landscape of trees, does that protect,
23 enhance, and preserve this important and cultural
24 resource? The answer is no. Does it makes sense

1 to put 36 seniors on a sloping hillside in an area
2 without any transportation and reasonably priced
3 food markets isolated from our city's resources and
4 possibly their friends? The answer is no. Does it
5 make sense to spend \$15 million here when the City
6 owns property on Santa Monica Boulevard, more
7 adaptable to this purpose? The answer is no. Does
8 it make sense to give away the property that we own
9 to an outside interest, WASET, when it was
10 generously given to our citizens for their use and
11 enjoyment and again the answer is no.

12 Rome: Kent Woker followed by Teresa Dartez.

13 Woker: My name is Kent Woker and I lived in Tara for 11
14 years until I was evicted by the City of West
15 Hollywood. Isn't it just dandy that the picture I
16 submitted of the damage of the two apartments got
17 full page color reproductions in the final EIR?
18 Right in the middle, there are only two teeny
19 photos of Elsie, of Elsie's apartment in black and
20 white stuck in. You guys are supposed to think of
21 that house, need a "rehabilitation" The pictures
22 do show that the City let parts of the house just
23 fall apart so it can say that there is a great need
24 for rehabilitation. Developers do this all the

1 time, it's actually illegal. You know, that if
2 this project happens that all will be left are
3 eight windows and sixteen green shutters. A few
4 pieces inside the house will be saved, and will be
5 seen by, Who? The person, that lives in one
6 apartment? The stairway will be seen by the people
7 going to the public bathroom or the public
8 restroom. Are the homeless people going to use the
9 bathrooms during park hours? Public facilities
10 didn't even want to know the answer to that
11 question, they didn't want to know the answer to
12 anything. There will be homeless people there.
13 It's a lie to think that they won't. I would even
14 send them over myself, we have lots of homeless
15 people in our, in our new neighborhood right down
16 the street. Why bother to call this preservation?
17 You think you're stupid or just want to hang onto
18 your coveted Commission post. This is a quick fix
19 for 17 at most West Hollywood seniors. Those
20 seniors are going to other housing. The historic
21 landmark will be destroyed forever. You know how
22 to vote and chances on where it will go. You are
23 not housing department or the planning department,
24 you are The Historic Commission, take a stand and

1 recommend that the project be on another site, vote
2 for preservation of Tara.

3 Rome: Teresa Dartez followed by Robert Dartez.

4 Dartez: I will be speaking for both of us. Good evening
5 Commission, my name is Teresa Dartez, I'm a
6 resident of West Hollywood for over 30 years and I
7 live two buildings away from the proposed project,
8 we have minus parking and in the proposed 17 units
9 in the current West Hollywood you will separate
10 West Hollywood like it's never been separated
11 before. Before we said to keep this open and
12 honest. This is not honest. The proposed site is
13 a sham. Most of the parking devoted to the street
14 we have a 74 public, public parking. What are the
15 hours of the park? Is it gonna be open, right now
16 there's a black ugly fence around the beautiful
17 piece of property that looks like a prison. I hope
18 that's not going to stay, and if you're going to
19 have public rooms that people can actually use,
20 what are the hours of those? Most of the people of
21 West Hollywood work. They come home between 5:00
22 and 7:00. If you're going to close everything at
23 6:00, what is the value of this park? Thank you.

24

1 Rome: Robert Dartez indicates that he does not want to
2 speak. Thank you. Al Secunda followed by Lynn
3 Russell.

4 Secunda: Hello, Al Secunda from 1360 North Laurel since
5 1978. Obviously, I'm very close physically to
6 this property, this magnificent property. It's
7 astounding to me and overwhelming that all of this
8 work has gone in, and incredible work almost like a
9 several Ph.D. programs thrown together to try and
10 figure out something. The problem is I don't
11 understand how this thing has come about in terms
12 of what is the challenge. Everybody acts as though
13 in Elsie's will it says, here's what I want. I
14 want senior housing, I want green and if there's a
15 chance maybe throw in some preservation. But this
16 is not what, as I have learned from, from some of
17 the people in the neighborhood, and people who
18 lived in Tara, this was not her mission. If that
19 was her mission, she could say, listen, I'm too old
20 I can't figure this out, here you go solve and
21 problem with these three things. You juggle the
22 ball. And it's not the ball, it's three balls.
23 To me, this is not in the spirit of what she
24 wanted. And it's not like we're on this little

1 island where there's only one little brilliant
2 piece of property left, and we have to squeeze all
3 this in to one property. I mean, it is, everybody
4 is doing a brilliant job trying to solve the wrong
5 problem. It is about preservation and green and
6 they are tons of other places in West Hollywood for
7 the other, for the other challenge. The point that
8 all of us have to, have to decide whether we're
9 gonna be labeled, whether we are for senior
10 citizens or, or for Tara is, is not the issue. I
11 love senior citizens and I love Tara and I love
12 Elsie's will. Thank you.

13 Rome: Lynn Russell followed by David Rosenberg. State
14 your name and city of residence.

15 Russell: My name is Lynn Russell and I'm a 10 year resident
16 of West Hollywood in a nearby local and state
17 historic building that overlooks Tara from the
18 rear. I also participant to in legitimate
19 functions and historic properties in the area,
20 called Gracetown and Robertson Gardens, which are
21 supported by the Friends of each respective
22 organization for the restoration and events of
23 that, of those organizations. I am very concerned
24 after reading the plans and the report and I

1 question that it makes neither a balanced nor an
2 accurate or totally thoughtful representation of
3 the property. I question the historic status
4 merely amounts to window dressing in actuality a
5 "parrot" of public do-goodness, of affordable
6 senior housing and a public park, called the Laurel
7 Place Senior Housing Project as a real guide for
8 other intensions (INAUDIBLE) Historic Preservation
9 Ordinance and the residents of West Hollywood. It
10 appeared that the context of the entire project,
11 which did not make sense, the scale of the, as we
12 mentioned, several trees and shrubs will be
13 removed, in actuality is a little urban forest
14 there that is habitating homes for some very live
15 creatures that many of us have seen in the
16 neighborhood. The grounds are part of the total
17 context to the property, as it was planted when it
18 was built, providing the setting for all these
19 eventual mature trees. You will be destroying the
20 habitat of these great creatures. The great Blue
21 Hurons and importantly owls and hawks that I've
22 seen frequently going about and you're perfectly
23 welcome to view this property from the perimeters
24 of our property. The parking behemoth structure of

1 21 spaces does not additionally make sense. I
2 don't believe that this, I believe this is a
3 quality of life issue when I urge you to honor our
4 spirit of the Historic Preservation ordinance and
5 the quality of the life of the surrounding
6 community. Thank you.

7 Rome: David Rosenberg followed by Allegra Allison.

8 Rosenberg: David Rosenberg West Hollywood. I'm kind of new to
9 this whole situation but let me just tell you a
10 little something. When I wake up in the morning, I
11 look out my window and I got trees and I got birds
12 and I everything is, it's just gorgeous. And I
13 live directly behind this project. I look over the
14 fence of this property, it's amazing the trees, the
15 house, the land and the property, all of it, is,
16 it's amazing. Don't do anything to it. Fix the
17 house, preserve the property. Don't build anything
18 new. I'm being a little selfish, but all these
19 people right here, you need to really listen to
20 them. They know. It's beautiful, it's gorgeous,
21 leave it alone.

22 Rome: Allegra Allison followed by Thomas Mann. Please
23 state your name and city of residence.

24

1 Allison: Allegra Allison, West Hollywood. Well, here we are
2 two and a half years later, and basically the
3 bottom line is that EIR says that even with all of
4 the mitigations, the protection plans for the
5 trees, they will be destroyed, you know all of the
6 little perks and things that are continuously
7 mentioned over and over again in the EIR that, that
8 significant adverse impact cannot be mitigated and
9 that's why there has to be a statement of
10 overriding consideration. I mean that's the bottom
11 line. That's the preservation issue. Adaptive
12 reuse as Marc said, one of, there were six letters
13 in the DEIR that were in the project 37 against,
14 Marc was one of the ones that supported the
15 project, and he talked about educating the public
16 on adaptive reuse, yes adaptive reuse can work.
17 But, it cannot work in a, on a property where it
18 has destroyed most of the historic integrity of the
19 property. That spatial relationships, this
20 property, this Tara will be nothing with the
21 façade. Its entire setting, beautiful setting I
22 lived there for 28 years. I know every inch of the
23 property and I knew Elsie Wiseman and what she
24 wanted and, everybody on the other side is saying

1 oh, Dick Wiseman isn't believable because he wanted
2 to build there once. Yes, he did want to build
3 there once, and that's why Elsie Wiseman gave it to
4 the City because she was shown that cultural
5 heritage designation and she believed that the City
6 will, would preserve it and that Dick wouldn't.
7 Now, Dick has spent over \$50,000 trying to simply
8 preserve the property, not to get it back, what
9 does that tell you? Chance and I have given up
10 \$45,000 just to try to save this property because
11 we believe that it's so important for the city to
12 have a green estate, to have a historic heritage
13 that's protected and could be a cultural center and
14 an art center and a park as it is. Thank you.

15 Rome:

Thomas Mann, Thomas Mann followed by Elizabeth
16 Peterson. Last call, for Thomas Mann. Elizabeth
17 Peterson followed by Ed Buck. Please state your
18 name and city of residence.

19 Peterson:

Elizabeth Peterson, resident of West Hollywood. The
20 City's own municipal ordinance which requires the
21 Certificate of Appropriateness for alternations to
22 historic properties based on findings that changes
23 will not adversely affect the character of the
24 property site. Well, obviously, and now I'm being

1 sarcastic, I'm working on it, I'm sorry it's 8:20
2 and we can call it here because that's really what
3 we're here about, and when we get home, watch the
4 Celebrities on Fox, and have a nice evening. I
5 don't understand this. Yeah, it's a crappy
6 situation we're in here. You look like you're,
7 you're mean if you're against senior housing, so
8 you kind of, it's tough and I understand your
9 situation, but this is a unique property. When
10 you've got any historic site anywhere in the world,
11 and you're, you get used to it. I mean the
12 Coliseum, the St. Louis Arch, you know, Machu
13 Picchu, nothing has jammed up to it yet perspective
14 and that's what you're doing with this building, is
15 trying to jam it up and that destroys the whole
16 historic integrity of the site. This is really an
17 example of a hidden treasure that Elsie was able to
18 protect mainly because she lived so long. The
19 example like the Pagan temples in Rome that got
20 buried under the Christian churches and they found
21 them later on and everything was destroyed. A
22 silent movie that turns up in somebody's basement,
23 that was magically protected all those years, or a
24 painting that stuck behind another painting that's

1 really a Van Gogh. I think this is a really unique
2 historic situation. I hope you guys understand
3 that, you know, being on the Preservation
4 Commission. Senior housing is (INAUDIBLE) however
5 we have done a lot in the city for senior housing.
6 We have more than matched the state standards for
7 senior housing. And that's it. I want you to know
8 that I don't think any of you are mean, if you vote
9 against this, against senior housing for this site.
10 Thank you.

11 Rome: Ed Buck, Ed Buck followed by Victor...I'll just
12 call him Victor.

13 Buck: Ed Buck, city of West Hollywood. Point of order,
14 we're all giving our names as city residents, yet,
15 the three members of the applicant who spoke,
16 failed to mention they were all from Los Angeles.
17 Number one: If not here where? If you're not
18 going to stand up for historic preservation here,
19 where are you going to stand up for it? This is
20 the crown jewel of the City of West Hollywood. If
21 you don't take a stand here, we may as well all go
22 home, there would be no purpose if this cannot be
23 saved. The City staff has been directed by a
24 political body, the City Council, they have been

1 told what to say and what to do, and they have done
2 a good job but remember that they were very
3 narrowly directed. They were told what conclusions
4 they needed to reach. Thousands of people have
5 spoken against this project and throughout the
6 process they made minor modifications but they
7 still don't get it. Leave it alone, that's all.
8 What you're trying to do is put lipstick on a pig
9 here. You would no more go in to the Louvre and
10 put a moustache on the Mona Lisa, because that's
11 what this amounts to. What makes this property
12 unique is the setting. If this building were in
13 Amsterdam we wouldn't be having this discussion,
14 but this building is in West Hollywood and it's one
15 of the oldest and one of the culturally most
16 significant. It is the estate like setting as they
17 said in the Certificate of Cultural Resource.
18 Please preserve it.

19 Rome: Victor Omelczenko.

20 Omelczenko: Victor Omelczenko and I'm a relatively new four
21 year resident of this great urban village we call
22 West Hollywood and I'm increasingly alarmed by the
23 rotatious zeal of overdevelopment that seems to
24 preset our City Council and our Planning

1 Commission. I don't want to talk about money, but
2 I have to talk about money, because money was
3 brought up, you know, I think that maybe we haven't
4 looked at enough alternatives where we could site
5 affordable housing, you know, I wasn't at the
6 meetings but I recently heard that the city did
7 purchase a site outside of the City of West
8 Hollywood at 6439 Santa Monica Boulevard for \$3
9 million for a new field services facility because
10 we don't have enough land here, I'm just wondering
11 what is going to happen where the field services
12 facility was at 7530 Santa Monica, and there are
13 other sites I remember when I first got to the city
14 I saw this old historic shack that developed neon
15 signs, it was on Ogden and I wish I had taken a
16 picture of it, it kind of disappeared, there's a
17 big parking lot there, real close to the Whole
18 Foods, just around there, accessible to seniors and
19 yet there's a parking lot there and I don't think
20 things were considered. Getting back out of the
21 money thing, but getting back to this
22 overdevelopment deal, I don't think that has
23 affected you folks here on the Historic
24 Preservation Commission and I really appreciate

1 your efforts and your spirit of volunteerism, I'm
2 very happy that you were successful in preserving
3 the Irv's Hamburger Stand from the old Route 66
4 days, but you know in the short time that I've been
5 here, I seen other things, like trying to protect a
6 courtyard bungalow apartments of which there were
7 about 40 series of those in the city, you tried to
8 preserve those, now they only have about 26 and
9 more and more of those are going on the chopping
10 block and that's where working class residents
11 lived during the 30's, 40's and 50's and that's
12 still the kind of bungalow apartment that is
13 affording, affordable housing. We have that Tudor
14 House that we couldn't preserve, the Monaster Home
15 diagonally across from the Schindler House on Kings
16 Road, and now Elsie Wiseman's legacy to the city
17 this wonderful grand Colonial Revival home at 1343
18 North Laurel is going to lose its quintessential
19 environmental and historic character, the loss of
20 the trees, the green space is abominable it's any
21 bit until Elsie Wiseman did, we do not want to be
22 asked by those generations behind us, some of whom
23 may be partying a little bit too much, why, why did
24

1 you not preserve the little green space that was
2 left to you years ago. Thank you.

3 Rome: Our next speaker is Barbara Hamaker. Barbara is
4 going to be followed by James Noll.

5 Hamaker: Thank you Commissioners, Barbara Hamaker, city of
6 West Hollywood. Good to see you. Catherine, good
7 to see you haven't seen you in a while. Sorry.
8 I'd just like to say for the record, that I'm a
9 member of the Planning Commission and I'm also on
10 the Board of the West Hollywood Community Housing
11 Corporation and I'm speaking in favor of this
12 project. I was very proud of preservation work
13 that our architect, John Mutlow, has done on the
14 house, on the plans and the public park and I think
15 what we are going to be doing is what the house is
16 zoned for, which is housing and residential. And
17 I'm very proud of the project. I don't want to
18 take up more of your time, I'm rather nervous
19 because this is a rather difficult crowd to speak
20 in front of, but I appreciate the difficulty you're
21 going to be having in deciding how to vote on this,
22 so thank you very much for your consideration.

23 Rome: James Noll followed by Ann Ehrenthal.

24

1 Noll: Hi, good evening. My first time in front of you,
2 my name is James Noll, I'm a resident of West
3 Hollywood since 1991 and I'm a very proud resident
4 and, at that. I came from Washington D.C. and as
5 you well know Washington has a lot of cultural
6 landmarks, etc., we are the home, it was, it is the
7 home of the National Historical Preservation Trust,
8 there on Massachusetts Avenue and many people that
9 work there are dear friends that have presided over
10 many, many historical situations throughout the
11 land and they have preserved these lands, homes,
12 houses, buildings, you name it, for us to enjoy
13 throughout our lifetime. Having said that, we are
14 now in West Hollywood, and we are before with this
15 beautiful 1343 North Laurel Tara project. Now, has
16 the Historic Preservation Trust from Washington
17 D.C. looked at this I'm sure they would have
18 without any blink of an eyeball, said oh, by all
19 means, preserve, protect, etc., etc. don't touch it
20 ever. Just clean it up and make it look pretty and
21 keep it the way it is, because it is such a
22 significant part of West Hollywood. I can only
23 emphasize that because I moved here in August of
24 '91 and Tara was one of the first places I had to

1 go walk by because I'm looking for a place to live
2 and there I am looking on Laurel and other streets
3 and there it is. It's just beautiful, beautiful
4 place. And now we are many years later and we're
5 taking this situation as it is and I would hope
6 that you as the Preservation Committee and your
7 very astute knowledge and education would prevent
8 you, or not prevent you, but keep you from not
9 having designated this place as a historic
10 landmark, we would hope that you would do so. That
11 you keep it...

12 Rome: That's your time, sir.

13 Noll: ...and save it. Thank you.

14 Rome: Ann Ehrenthal followed by former Councilmember
15 Steve Martin.

16 Ehrenthal: Hello, I'm Ann Ehrenthal, I have a...

17 Various: Can't hear you. Microphone...

18 Ehrenthal: Ann Ehrenthal, the Associate Director of the West
19 Hollywood City Housing Corporation. I wanted to
20 add my voice...

21 Hahn: Excuse me, could you state your city of residence?

22 Ehrenthal: Los Angeles. I've worked in West Hollywood for 15,
23 probably 16 years now.

24 Various: Can't hear.

1 Ehrenthal: I want to add my voice... how is that? To the
2 proposed Laurel Place project as a very good
3 example of the multiple uses and the genuine effort
4 to combine historic preservation with fulfilling
5 the city's, some of the city's goals. Open space
6 and additional affordable housing. I believe that
7 Laurel Place is certainly not the first of its kind
8 of this type of project, it is combining uses which
9 can be found throughout the nation with historic
10 preservation and the projects have been excellent,
11 they have had the input and the design from
12 historic preservationists who are sensitive to the
13 needs of the historic preservation for generations
14 to come and it's also to the multiple needs of
15 urban centers today. I believe Laurel Place
16 absolutely preserved and contributes open space to
17 a city where it was not that way before. And it
18 also will retain its character even with the
19 changes, significant changes, but they, it will
20 retain its usefulness, it's beauty, for the city
21 well into the future. Thank you.

22 Rome: Former Council member Steve Martin followed by
23 William Neish.

24

1 Martin: Steve Martin, West Hollywood. Honorable Chair and
2 long suffering Commissioners thank you and we
3 really do appreciate all your efforts in this and I
4 will (INAUDIBLE) the past is there for you. You
5 know, there has been a lot of discussion about how
6 this site is essential to build affordable housing,
7 and frankly I'm a little surprised at that, because
8 the City Council recently approved the Sunset
9 Millennium project and told the developer there
10 that they could put half of their affordable units
11 off site, meaning in our residential areas, so
12 clearly, clearly the City Council does not believe
13 that there is a shortage of land for affordable
14 housing and anybody who tells you that, is, well I
15 think it speaks for it, the City Council backs its
16 people so. You know we were faced with similar
17 balancing issues when we created Kings Road Park
18 and sometimes balancing just doesn't work
19 particularly in this context. It doesn't really
20 matter when you're looking at what's proposed
21 whether you're building affordable housing or a
22 four story massage parlor, it's just not
23 appropriate. It completely destroys the content,
24 and that's why you're here. And all this talk

1 about balance is really inappropriate because you
2 have a very limited charge. Your charge, it is in
3 fact a very difficult one, but your charge is to
4 look at whether or not this is appropriate.
5 Whether or not it's in the context. The issues of
6 balancing, green space, affordable housing, none of
7 that is before you and none of that should be
8 before you. Those are decisions to be made by other
9 people who are in power to do that. Your job to
10 the community is to make that determination as to
11 whether this proposal really makes sense. Whether
12 it does impinge or enhance the integrity of what is
13 there and you're, that might not be what people
14 expect, but that's really what you're here for and
15 I would ask that all this other discussion about
16 affordable housing be stricken and people be
17 considered out of order, because it's really not
18 before you. Thank you.

19 Rome: William Neish followed by Jeffrey Dewan.

20 Neish: My name is William Neish, I'm a former resident of
21 West Hollywood. I do think it's interesting that
22 we were warned not to talk about outside issues,
23 and the applicant started the ball by saying, you
24 know this project brings in many different issues

1 and it would be very interesting to see who's
2 disciplined on the Commission about keeping their
3 discussion and their choice totally about Historic
4 Preservation. The municipal code and the general
5 plan originally placed economic housing and the
6 historic preservation equally, one is not supposed
7 to usurp the other. So, using that as some sort of
8 a reason why that should move forward isn't
9 appropriate. The visual features of the building
10 will not be changed? I heard that from the expert
11 who participated with the, that's ridiculous. The
12 whole thing that made this evening worth coming,
13 other than to see what you have to say, is hearing
14 that this could be the first of its kind. This, I
15 don't believe it's gonna to be the first of kind,
16 what a terrifying thought. By saying that it's okay
17 to build this wrap around style around a historic
18 structure, are we saying that every site that is
19 designated in West Hollywood, give and take a
20 little bit of the color or the height is it okay to
21 build this sort of thing around historical cultural
22 sites. What if we did that all across town? Would
23 we say that, I mean, I, I hope this isn't the first
24 of its kind. We're all going to die, and even the

1 17 seniors that move in here will die, or the
2 people who are present will die, but the idea of
3 preservation is that, there are some things that we
4 don't have to change, and don't have to die, and
5 you can make that vote, about the appropriateness,
6 this site doesn't have to disappear, it's the last
7 estate like setting that I know of, and the final
8 thing I want to say is that it's not so often that,
9 it's gotten better, it's gotten better, it's not so
10 bad but that's like saying well, we raped you but
11 we didn't sodomize you, we didn't video tape it, we
12 didn't...it's not appropriate.

13 Rome: That's enough. Jeffrey Dewan.

14 Hahn: Excuse me, can we have a city resident for the last
15 speaker.

16 Rome: The last speaker indicated former. Jeffrey Dewan
17 followed by Halli Lorentz.

18 Dewan: I am Jeffrey Dewan from Los Angeles. I want to
19 start with a question. Would everybody who has been
20 to Tara please raise their hand. Everybody on the
21 Commission has been there too, that's good. I'm
22 very glad to see that. If you've ever been there
23 and you just sat there then you know what a special
24 place that is, and I'm going to tell you a little

1 bit about myself. I'm a contractor, I've been in
2 the business for 30 years. I've looked at the
3 plans. I've looked at the models. I want to do a
4 little thought experiment. Tear down every single
5 tree, destroy it, throw it away and burn it.
6 That's what you have to do to make this project go.
7 Including, the Cedars in the front. It's gone,
8 forget it, it's over. Okay, now the next thought
9 experiment is the park, they're gonna end up with.
10 Imagine this road as the lot of Tara. The park is
11 about as big as your desk. So, we're not really
12 talking about preserving anything. This is
13 completely a real estate deal as far I can tell.
14 Whatever people's hidden agendas are, I don't even
15 want to speculate, but you, as the Preservation
16 Committee have the one, you are the one possible
17 group of people that we can come to who would have
18 an understanding of what's at stake in this
19 project, please preserve it. Thank you.

20 Rome: Halli Lorentz followed by Peggy Kennedy. Please
21 state your name and city of residence.

22 Lorentz: Yes, I'm Halli Lorentz and I live in West
23 Hollywood. I've been sitting here thinking about
24 historical history, historical preservation, and

1 kind of, why? Why "do" historical preservation?
2 What's the point of that? Why, why do we do that?
3 Why are you here? What does it matter what we
4 preserve in our town? What is the purpose of
5 preserving anything in our town? And I'm not
6 completely sure that I know that, but my
7 understanding of it is to get a true sense of what
8 came before us. To learn from what came before us,
9 to have roots beyond our disposable selves, and in
10 order to do that, we have created a Commission and
11 given you the responsibility while we go on our
12 daily little lives, for watching out for that, for
13 watching out, for creating something, where those
14 of us are here now, those of us who will come
15 later, will have places to go, things to see that
16 give a sense of a life other than the one that is
17 being lived right this very moment. This property
18 when I first saw it, gave me that sense. The
19 feeling of a plantation house, the large greenery
20 around it, a different world, than me and my little
21 apartment in West Hollywood along with 18 other
22 apartments that I live in. We live in, California
23 especially, United States in general, but in
24 California especially, in such a disposable world.

1 You get disposable food and quick things and, and
2 plastic everything and it wasn't always like that.
3 It was not like that before my time. It is like
4 that during my time. It may become more like that
5 later on. You have been given a responsibility and
6 a trust and I have the hope that you will protect
7 the places that still give us some sense of
8 history. Because it's not about housing, it's not
9 about low income, it's not about seniors. Those
10 senior people also have history to give us, please
11 save the places where we can actually feel history.
12 Thank you.

13 Rome: Peggy Kennedy. Peggy Kennedy followed by Barbara
14 Robertson. Please state your name and city of
15 residence.

16 Kennedy: Hi, I'm Peggy Kennedy, I'm a resident of West
17 Hollywood. I'd like to address two things that
18 Esther Baum and Lovedy Brydon said, and that is
19 that it is a win-win situation. I'm listening to so
20 many people who are so passionate about preserving
21 history in West Hollywood and if that is not
22 preserved, that cannot be a win-win situation
23 because someone is losing greatly and that's the
24 City of West Hollywood. I don't envy you, this

1 decision that you have to make. Because it seems
2 to me that you've been told to make a decision as
3 well. Do we need senior housing? Or, Do we
4 preserve? And as the, as Steve (Martin) said so
5 eloquently, your job is simply to choose whether or
6 not this site is worthy of being saved and
7 preserved. The inside of the house is being
8 renovated, that's a nice lovely term for meaning
9 it's gutted. Now, I come from the east coast,
10 where historic preservation, is fact, it is
11 preserved, it is kept, you can't change a nail, a
12 color, a shutter, anything unless you get approval
13 to do so. And what this proposes is sheer
14 demolition and I love the Eucalyptus trees in the
15 back. I live in the back. I've got 150 year old
16 Eucalyptus trees that provide beautiful dappled
17 shade. And I'm going, I walk around Hollywood, West
18 Hollywood, and you don't see that anymore. Because
19 you're seeing, curbs to the end of a property,
20 building, cement. And in closing, I'd like to
21 offer a euphemism or at least an analogy, and I
22 understand Tara is nothing compared to this, but
23 picture the White House, with 175 units of whatever
24

1 wrapped around it, and you tell me what whether
2 that is historic preservation?

3 Rome: Barbara Robertson followed by the Applicant for
4 rebuttal.

5 Robertson: Barbara Robertson, resident of West Hollywood.
6 Historic preservation does not mean historic
7 partial preservation. Please reconsider the use of
8 this property. Perhaps a museum, which would
9 document the existing historic architecture of old
10 and new of the city. Architecturally significant
11 buildings and historically significant buildings,
12 which unfortunately have been destroyed and ones
13 that are being saved, and new ones that are being
14 created. Documentation of the significant
15 residents and guests who have lived in and visited
16 our city, for instance, the building that Edith
17 Head lived in, is going to be destroyed. Humphrey
18 Bogart lived in an apartment building at the corner
19 of my street. This all should be documented.
20 People are interested in celebrities. They are
21 (INAUDIBLE). They want to see them when they visit
22 our city, they want to see where they lived, you
23 could preserve history, both history and a historic
24 building and create a new economy for tourism in

1 this city besides a bar. In addition, you could
2 not fit everyone of us, in this meeting, in the
3 amended pocket park, that the developers want to
4 create at Tara.

5 Rome: The applicant Paul Zimmerman, or Christy McAvoy or
6 John Mutlow. Or all three. You'll have five
7 minutes. Please state your name and city of
8 residence again. And then I recommend we take a
9 break.

10 Zimmerman: Paul Zimmerman, I reside in Los Angeles. I'm just
11 going to say that, you have an excellent staff
12 report, you have a tremendous amount of information
13 in it. You've heard a tremendous range of
14 opinions tonight. I'm interested in your analysis
15 and your judgement and I'm going to leave it at
16 that. John Mutlow, Ms. McAvoy and I are available
17 if you have any, it's appropriate to ask some
18 questions as part of your deliberations, otherwise
19 I look forward to hearing how you consider the
20 project. Thank you.

21 Rome: We have no more, we have no more public comments.

22 Hahn: You suggested a break?

23 Rome: The Secretary suggests a break.

24

1 Hahn: Do I have to close the hearing in order to take a
2 break? No? All right, then we will, just close
3 the public testimony. Okay, we will close the
4 public testimony and take a ten minute break. That
5 means we will start promptly at 9:00 p.m. Thank
6 you.

7 **The Commission recessed at 8:45 P.M. and reconvened at 9:04 P.M.**

8 Hahn: Welcome back, we're back in session. Our group has
9 gotten to be a little more intimate. Have we all
10 had time to walk around and look at the model, do
11 you need the model moved for any reason, for our
12 discussions? No? Does staff have anything they
13 wish to say? Then we'll start our discussion.
14 Before we move, okay. Which end of the table would
15 like to go first? Oh, my.

16 Castro: I have a few questions maybe.

17 Hahn: Okay. Go ahead and start with questions and then
18 we'll move to discussion then. Questions?

19 Castro: Danny Castro.

20 Hahn: Commissioner Castro?

21 Castro: Yes, Commissioner Castro, I have a question for,
22 one is for the applicant and then two questions for
23 staff. The applicant, well for staff or maybe it's
24 for the architect, the attic space, is there attic

1 space on the existing main building and is that, is
2 that included in this 34 foot height and I got 34
3 feet from what I surmised in the staff report.

4 Mutlow: There is attic space but we're not using the attic
5 space for any purpose, it's included in the height.

6 Castro: And the follow up to that is: What is the existing
7 height of the garage structure and cottage? Do you
8 know what that is in relation? Is it lower than
9 the, the main residence?

10 Mutlow: Much lower, much lower. The cottage is only one
11 story and it has a lot of roof, although it's on a
12 slightly higher ground, and we do have it
13 stretching in our renovation, that I'm trying to
14 find, the garage is, I would think about 12 feet 4,
15 and it's slightly lower than the main house by
16 approximately two feet. First of all, the house as
17 you're probably aware, the front is raised about a
18 foot or 18 inches off the ground, and the garage is
19 sitting at ground level and slightly lower than the
20 house.

21 Castro: And then what is the range of height for the new
22 proposed rear building?

23 Mutlow: Basically it's (INAUDIBLE) ground level 'cause the
24 property is sloped in a cross direction this way.

1 We have purposely cut the four story building down
2 to a three and a two story that will be close to
3 the cottage and so you can't, I think you'll find
4 in one of the elevations of the two story height to
5 be fairly close. One reason why we've actually
6 sunk the new building five feet at the higher end
7 so it is in fact a two story and the cottage have a
8 similarity in terms of height.

9 Castro: Do you know, but what is the height though?

10 Mutlow: No, I had the first drawing....

11 Castro: Is it higher than the 34 feet which is the main,
12 the main residence? Is the height of the new
13 proposed building taller than 34 feet?

14 Mutlow: Yes, yes, you have a section which is showing the
15 fourth floor is higher than the top of the roof of
16 the house, if you do a straight elevation. If you
17 see it from the street, you wouldn't see it, but if
18 you actually looked at it with a straight elevation
19 the fourth floor would be slightly higher than the
20 top of the house.

21 Stefan: Let me contribute just one thing, the height of the
22 building is 41 feet, and according to the
23 information I received, that's about seven feet
24

1 higher than the top of the ridge line of the main
2 house.

3 Castro: Thank you, thank you. And this is a question, I
4 believe for the applicant, is the Federal Grant
5 funding for this, for the senior affordable housing
6 aspect of this, is it site specific to this
7 property?

8 Zimmerman: Federal Grants monies are a competition. We went
9 in with a dozen or so other projects with a
10 package. The package included a certain number of
11 affordable units, the preservation aspect of this
12 project and the public green space aspect of this
13 project, that combined, those combined
14 characteristics won out, if you will, over other
15 projects that were submitted in the same year.

16 Audience: Is that a yes or no?

17 Zimmerman: Well, is it site specific?

18 Levin: Project specific.

19 Zimmerman: That's the best answer I can give, because we, if
20 we, I cannot, given the competition for the money
21 if we went in with a different site, which had a
22 different set of characteristics, I don't know how
23 that would have measured up with the other
24 applicants for this money, in that given round of

1 funding. So it's, it's like grading on the curve,
2 dependent upon what else, who else is asking for
3 money at the same time.

4 Joyce: Francie would you like to, is there a better answer
5 for that, either a yes or a no?

6 Stefan: No, I don't have an answer for that.

7 Joyce: Is there any staff member that knows?

8 Winderman: Yeah.

9 Rome: Please state your name.

10 Winderman: Oh, hi. I'm Allyne Winderman. I'm the Director of
11 Housing for the City of West Hollywood.

12 Audience: City of residence?

13 Winderman: I'm sorry I live in Los Angeles. Paul Zimmerman
14 can correct me if I'm wrong, but the grant was
15 received by the Housing Corporation for this
16 project. And it could be speculation on what would
17 happen, but this grant is for this project on this
18 site.

19 Hahn: So to clarify it is site specific. Is that what
20 you have said?

21 Winderman: That's right.

22 Hahn: All right, everyone clear?

23 Azar: I have one more question.

24 Hahn: Okay, another question you had?

1 Azar: The grant for this site specific project entails
2 the entire scope of work, not just the addition but
3 also the park and the renovation of the existing
4 building?

5 Stefan: I would like to defer any questions regarding the
6 financing of this project to the Project Applicant
7 or other Staff Members that are involved in that
8 portion of it.

9 Zimmerman: Yeah, Paul Zimmerman I reside in Los Angeles. The
10 Federal grant goes towards the housing, not the
11 park component.

12 Azar: But it's, it's still one project?

13 Zimmerman: It is still one project for your purposes, it'll be
14 financed through multiple sources and the HUD money
15 is going to the housing.

16 Azar: And the housing component is the addition or the
17 renovation of the resource?

18 Zimmerman: Both.

19 Azar: Both, so that's, one is housing, the other is park,
20 different financing.

21 Zimmerman: Correct.

22 Azar: One project?

23 Zimmerman: One project.

24 Azar: Okay.

1 Hahn: Any further questions at this end of the table?
2 This end?

3 Levin: I just have one clarification from staff, when you
4 say that the height of the project is 41 feet that
5 is measured to the roof, not the parapet yes?

6 Stefan: No, that was to the top of the parapet.

7 Levin: Parapet, okay thanks.

8 Hahn: Commission Yeber?

9 Yeber: I actually had more of a procedural question of how
10 we could, of how we would proceed with this because
11 there seems to be a lot of issues at play and I was
12 wondering...

13 Audience: Louder. We can't hear you.

14 Yeber: I was wondering if, is it possible and staff could
15 help us with this, if it's possible if we could
16 maybe take, maybe the most basic question that's
17 before us, and resolve that first and then move
18 onto other issues such as compatibility and so
19 forth. 'Cause it seems like one of the issues is
20 use or change or use for this specific site, and
21 then we go into issues of scale and proportion and
22 then esthetic compatibility, material compatibility
23 and so forth. Is there any sort of thought on
24 that, I mean, because it seems like what, right

1 now, what we're charged with is just sort of, you
2 know, approve, recommend or, you know, deny so?

3 Stefan: The Commission certainly could, kind of slice the
4 orange however they would like to do so, in order
5 to get to the decision that you need to make. I
6 don't see any procedural reason why you have to go
7 one way or another.

8 Hahn: Tonight, if there are no further questions, then
9 tonight we are being asked by staff to adopt a
10 resolution, recommending to the Planning
11 Commission, approval of a Certificate of
12 Appropriateness. Now I think Commissioner Yeber
13 had an excellent suggestion of breaking this down
14 and I think it would aid in more discussion if we
15 ticked off one item, keep us organized in our
16 thoughts and discussions and if all agree, we will
17 move forward that way, if no heads say otherwise...

18 Levin: Makes sense.

19 Hahn: Makes sense? Okay, then we will move ahead in that
20 general direction and Marc would you like to start
21 us off.

22 Yeber: Okay, well why don't we start with the proposed
23 use, change of use, for this specific site and how
24 that would be appropriate in relation to the

1 cultural resource. I guess my comment towards that
2 is I haven't really seen evidence that would
3 suggest that this is not an appropriate use. You
4 know, our purview is to protect the cultural
5 resource and I haven't seen in the EIR or any
6 testimony that would suggest that the resource will
7 be destroyed or severely impacted by this use.
8 Now, I'm just talking about the use, I'm not
9 talking about the size, number of units, the
10 compatibility or anything like that, I'm just
11 talking about making this into a project that
12 contains additional housing with a pocket park.

13 Hahn: So you see no problems with the change of use.
14 Okay? And looks like we can go down the line.

15 Levin: Yeah, I fundamentally agree with that, I don't
16 think that there's anything inherently incompatible
17 with this use. The project was designated as
18 being, or, potentially designated as significant
19 for representation of transformation of single
20 family residence to multi-family housing. That is
21 the principal criteria for designation under
22 criteria A and I see nothing incompatible with
23 that, with using the site for additional housing.
24 The question is how it's done, and is this done

1 appropriately? But I have no problem with that in
2 principal.

3 Hahn: Okay.

4 Felchlin: I'll make it simple, I would agree with that. That
5 was the original designation and I have no problem
6 with the proposed use.

7 Hahn: Any problems with this proposed use on this end?
8 No?

9 Castro: No, I agree with my fellow Commissioners. It is
10 what is done to it is, I think what is inherent in
11 this discussion.

12 Hahn: Okay. So in, what I'm hearing is overall...

13 Azar: It was housing before and it's still housing.

14 Hahn: Commissioner Joyce?

15 Joyce: I agree.

16 Hahn: Okay, so we have agreement on one item of change of
17 use. Let's move to materials and I assume that
18 will be a next, somewhat easy nod?

19 Yeber: I would just suggest scale, you know, the, the size
20 of the project.

21 Hahn: I know you had that's the order you had gone in.

22 Yeber: Oh, okay.

23 Hahn: But if you want to look at, we'll move to scale and
24 overall setting? Or scale only?.

1 Levin: I wonder if we might even break this down to
2 something more fundamental. There's several
3 aspects of this project, once, once we say that
4 fundamentally that, that in principal that this is
5 an acceptable use of the project, there are then
6 two aspects to the project. One is the reuse of
7 the existing house, for housing, and the changes
8 made thereto, and the other is the addition to it.
9 I wonder if it might not simplify things to break
10 that, break that discussion down into those two
11 things and if so, I will state that I think that
12 the, the changes to the, of the existing house are
13 entirely compatible with the Secretary of Interior
14 Standards and with the use of the house. I don't
15 believe the changes from four units to six units is
16 incompatible and I think that the way in which its
17 been done, in terms of the detail, completely
18 conforms, and I can support that aspect of the
19 project.

20 Yeber: I agree with Commissioner Levin.

21 Felchlin: I'll agree also, I think the proposed use, the,
22 particularly the changes that we see restrooms or
23 bathrooms, and the attention to what is being
24 removed and restored, I think the, it follows the

1 Secretary of Interior Standards. And I would agree
2 with that.

3 Hahn: Commissioner Castro.

4 Castro: I'm in agreement.

5 Azar: I believe the renovation of the resource is done in
6 a very sensitive manner. I congratulate the
7 architect to being sensitive to that and it
8 beautifies the beautiful building.

9 Joyce: I agree it maintains the integrity of the
10 structure.

11 Hahn: Likewise. Only two items and we can move on. Our
12 next one would be, I guess that would be suggested
13 scale.

14 Yeber: Actually, Commissioner Levin has suggested to split
15 those two now, talk about the addition. And let's
16 talk about its compatibility and if you want to
17 split it in terms of the size of that addition,
18 solely discuss that before we get onto other
19 smaller issues of its material compatibility or
20 esthetic compatibility.

21 Hahn: I think let's keep these items as narrow as focus
22 as possible so that we don't get caught up in
23 our...

24 Yeber: Okay.

1 Hahn: ...verbiage.

2 Yeber: Great.

3 Hahn: All right?

4 Yeber: You want me to start?

5 Hahn: Yes.

6 Yeber: Well, this is the one area that I've always had a
7 reservation, I've stated this in previous meetings,
8 I'm still not clear why we are pushing for so many
9 units in back. You know, I have recently
10 understood that, you know, that the size of the
11 units could be reduced, without losing the HUD
12 grant and, therefore, it would probably be reduced
13 proportionately, I'm assuming, I'm not an expert in
14 this area, but I guess that one area has not been
15 effectively addressed in any of our meetings, and
16 that could, if we could address that here and
17 resolve it, maybe it could resolve some of the
18 other issues pertaining to this project. So, so
19 what I'm focusing on predominately here is that
20 the, I guess it's 28 units, units new addition in
21 the rear and why it's so many units and does it
22 have to be?

23 Stefan: I'm not sure if you want Staff to answer that. I
24 would direct again the number of units as a

1 question for the applicant. As you know, this was
2 a proposal that was made to the City by the Laurel
3 Place West Hollywood Group. As the City, or the
4 Planning Staff, our charge is to review the
5 application that is submitted and work with the
6 applicant as best we can. We cannot compel the
7 applicant to change things of that nature. I would
8 direct you to the applicant for an answer to that
9 type of question.

10 Yeber: Okay, so Commissioner Yeber here again, would the
11 applicant or a representative help us understand
12 why, why this number has been so steadfastly held
13 onto and is there any room for maneuvering in terms
14 of the number of units.

15 Zimmerman: We feel that our charge and our mission as a
16 corporation is to provide affordable housing for
17 the City of West Hollywood, and I don't want to go
18 into a long session of need for housing, but it's
19 considerable as you can well imagine. This number
20 is in the thousands of people, so we have found
21 financing for 35 units, I believe that the site can
22 handle 35 units and looking at it from the other
23 direction, it was my understanding of the EIR, the
24 number of units that would have to be removed to

1 get to a point of minimal to no impact would, would
2 wind up with very few units at all. So, again we
3 remain committed to a project which maximizes the
4 three, the three resources and because the fourth
5 floor the building at the rear is virtually not
6 visible from the street of the project and we think
7 the site can handle the density. Again, we're, I'm
8 going to at this point say I'm still very
9 comfortable with the number of 28.

10 Yeber: Thank you.

11 Hahn: Is that an answer? Is that a complete answer for
12 you?

13 Yeber: Well, it's...yes.

14 Hahn: Okay, I mean do you want to ask...?

15 Yeber: No.

16 Hahn: Okay. Speaker please.

17 Levin: Well, I, this is Commissioner Levin, I, I think I
18 may ask the question that some, something of the
19 same question but in a slightly more pointed way.
20 I share Commissioner Yeber's concern about the
21 scale of the project and I think that, that the
22 architect had done as good a job as anyone could
23 possibly do at designing a four story building for
24 this site. I still have, still because I'm coming

1 late to this party, relative to my fellow
2 Commissioners, but I'm, I'm troubled by the, the
3 fourth floor on the building. I understand the
4 idea that it is a largely not visible from the
5 street and I think that's for the most part true,
6 but there's also the question of the compatibility
7 with the scale of the existing building and I find
8 that as, as good a job as the architect has done, I
9 still have concerns about the existence of the
10 fourth floor on the project and what it does to the
11 scale of the addition relative to the scale of the
12 existing building. So I guess my version of the
13 question is, is there, if there is not a way to
14 reconfigure this and maintain the same number of
15 units without the fourth floor, and it does not
16 appear that there are, there would be, that
17 represents I believe five units, by my count, so
18 the, the real version of the question is, is this
19 project viable with five units less or in the
20 alternate is there another version of this that has
21 somewhere between that number of units and the
22 number of units you have now, which is not a four
23 story building? And that may well end up being a
24 rhetorical question I suppose.

1 Hahn: If we can ask the applicant, is that a rhetorical
2 question or do you have an answer to that?

3 Zimmerman: It is a rhetorical question.

4 Hahn: Ok, there is no answer to that question. Thank
5 you.

6 Stefan: Can I just point out there is an illustration of
7 the number of iterations of this project which some
8 of you may or may not be familiar with already, in
9 the Preservation Design, Design Preservation
10 Process Illustration that goes to show the trade
11 offs that were made as the project was in
12 development with regards to preservation of the
13 chauffeur's cottage, and the height trade offs that
14 were made, as well as the number of units that were
15 placed in the house at the original concept design,
16 had two units in the house, in order to reduce the
17 scale of the building, that was then increased to
18 the six that you see before you tonight, so I just
19 want to make sure the Commissioners are aware of
20 that illustration so you have full scope of
21 understanding of the, the design decisions that
22 have been made throughout this process. Thank you.

23 Felchlin: Well, I too, am concerned about the scale, I think
24 that's all along been a big issue when we've had

1 numerous discussions about it, and the question
2 that Marc asked, Commissioner Yeber asked, about
3 the number of units has been asked at every
4 Commission meeting we've had and at no time has it
5 ever really been considered to change that number.
6 I think all of us have been concerned about the
7 impact on the site, and the scale has really been
8 the big issue, I feel. People have tried to talk
9 about the use of housing and a lot of other
10 confusing issues. You know, senior housing and
11 all, but the real issue in this purview at our
12 Commission is whether this is appropriate for this
13 site. And the scale is, is probably in my mind the
14 biggest issue. Because the use is for housing now,
15 it's not an incompatible use. The improvement of
16 the existing property is important and the
17 maintain, maintenance of open spaces is important.
18 So, the scale is probably the biggest issue that
19 has been addressed. There have been a lot of
20 changes, and I commend all the people concerned,
21 particularly the architect and looking at
22 alternative ways to preserve the cottage, to try
23 not to wrap the house around, the new building
24 around the house, to try to set it back, adjusting

1 the height levels, all those things have been
2 commendable and they've all been a big improvements
3 and what we see now is a great improvement over
4 what was originally proposed. However, it has
5 never been considered to alter the number of units,
6 and that is the only way that there is going to be
7 significant change to the scale. And, you can push
8 the bulk one way, you can push the bulk another,
9 they've reduced into the ground, that's been good,
10 but the scale is still looming next to the building
11 that's there. The building that's there has a
12 certain presence, and is it compatible to put a
13 building of this size so close to it? The scale is
14 one issue, if we had 10 acres and this was set in
15 the back, I don't think anybody would be
16 questioning this issue. But the fact that the
17 parking structure is within a couple of feet of
18 this building, there is a retaining wall that is a
19 couple of feet away from the building, there is
20 balconies that are eight and a half feet, or seven
21 and a half feet, I believe from the back of the
22 structure, there are other portions that wrap
23 around the structure that are 10 feet away. The
24 scale of this, I go back to the scale, the scale of

1 this new building next to and upon the existing
2 structure, in my mind, is not acceptable in terms
3 of our purview in protecting the importance and the
4 legacy of this property.

5 Yeber: Can you refrain please.

6 Hahn: Can we refrain from, we're going to have a lot of
7 discussion in the meeting and in order for us to
8 get through, you know, just do your mental little
9 clap and that would be much appreciated, so we can
10 all be home at a reasonable hour. Thank you.

11 Commissioner Castro?

12 Castro: Yes, thank you. Commissioner Castro. First of all,
13 I want to point that I, I do not believe that the
14 1994 designation limited the character defining
15 features to the front. I believe that the intent
16 with the designation was the building and the
17 surrounding as a whole. Being that, I, again, I
18 feel the intent also is that, again it's a, it's a
19 fight that's a reminder of the pre-building boom of
20 this area of West Hollywood. And it's a indication
21 of, well it's an example of low density especially
22 in comparison to the immediate neighborhood. When
23 you look at a bird's eye or you look at a bird's
24 eye view or even an aerial view of that and it's

1 quite obvious it's a sight that appears as a park
2 among the block on Laurel as well as across the
3 street and to the south and to the north. I think,
4 again, in light of the other Commissioners as well,
5 I think the proposed scale and, and the density is
6 in fact inappropriate for this sight and if, if
7 other considerations possibly and looking at the
8 EIR, I did look at the possible alternatives that
9 were discussed, but again in looking at the
10 proposed development the way I see it now, I
11 actually think it's not, it's not appropriate.

12 Hahn: Commissioner Azar?

13 Azar: I think we have a very unique and wonderful
14 opportunity to make this project a success not just
15 for our city, but for the world to see. It's a
16 wonderful project and unfortunately the density is
17 an issue, and I'm rather disappointed that we had a
18 Design Review Subcommittee meeting and a lot of the
19 comments that were addressed or presented were not
20 incorporated in the design and it looks the same to
21 me. The unit count, or the scale of it, is out of
22 context and it's gonna create very dark and sunless
23 outdoor areas. I think that we should consider that
24 especially how it's south and west facing, the

1 building being taller than the designation resource
2 it's gonna a create very rather dark and uninviting
3 space. If we could work out the scale, I think
4 then we would have a situation that housing, which
5 is a big need, and I know that we all will have
6 that problem someday and hopefully no one here, but
7 housing is an issue and it'll be a wonderful place
8 for people to experience from generation to
9 generation and have an opportunity to live in a
10 property that's beautiful like on the Laurel Place.
11 So density, scale, number of units, could be
12 addressed, then it could be a successful project.

13 Joyce:

Yes, I'm in agreement with my fellow Commissioners
14 that the key words here are scale and proximity,
15 it's simply too close and too big and density as
16 well. But if we look at the, as Tim pointed out,
17 it's greatly improved over what we originally saw
18 that the evolution is, they're getting the idea,
19 but we're just not there yet. And, this is a good
20 idea, but we're just not quite there yet.

21 Hahn:

Thank you, my fellow Commissioners are all very
22 articulate and have stated my opinions as well.
23 The model there which helped, showed me that I am
24 not an architect or an urban planner as some of my

1 fellow Commissioners here. So, look at the model
2 to see how it actually will be much larger in scale
3 than the actual building versus what I've, you
4 know, just read helps me understand that the scale
5 of this building is much too large as it relates to
6 the actual house.

7 Levin: Excuse me, I may not have been as articulate as you
8 give me credit for, some of my fellow Commissioners
9 appear to be agreeing with something that I don't
10 believe at least I said. I don't have a problem
11 with the density. I do not have a problem putting
12 35 units on the site. I do not have a problem with
13 the proximity of a building, of the addition to the
14 existing building. My problem is with the scale of
15 that, specifically with the fourth floor, not with
16 the density per se. The, the scale the size of
17 this building is very different from the density.
18 So I do not have a problem with putting 35 units on
19 the site, my problem is with, particularly how it's
20 being done.

21 Hahn: Okay, then, then let's be very clear as a group
22 when it comes down to the fourth floor, and I'll be
23 just as black and white as I can, is the fourth
24

1 floor is what Commissioner Levin has problems with,
2 not the actual density.

3 Levin: That's correct. Thank you.

4 Hahn: And do we have anyone in agreement with
5 Commissioner Levin on that point? Commissioner
6 Levin, you stand alone.

7 Yeber: No, I too... if I had my druthers I would like to see
8 the fourth floor eliminated. I think it's through,
9 through all our meetings and I've been in on this
10 discussion from almost the very beginning. It's
11 seems to have been the Achilles heel in our
12 wrapping our heads around this project. At least
13 for me. I do worry about the, in addition, the
14 proximity and the only reason I mentioned for me,
15 from a density standpoint, is I don't know how you
16 could get 35 units on, an additional 28 units on
17 the site without impacting scale. You know,...so.

18 Levin: That's a fair point.

19 Yeber: So that's, that's sort of tied together for me.

20 Hahn: Okay, good. So that's I was, I was thinking, but I
21 thought may be my lack of architectural knowledge
22 was an issue. I, see you were walking the yellow
23 line a bit, on this?

24 Yeber: Yes.

1 Hahn: So we talked about scale and, and if, one last
2 point you wanted to bring up was materials.

3 Yeber: Yeah obviously I think and maybe my fellow
4 Commissioners can correct me, probably the last
5 remaining issue would be it's compatibility from an
6 esthetic standpoint. Materiality, you know, window
7 openings, proportion of those openings, a rhythm
8 that relates to the rhythm of the front building or
9 datum, other factors like that. Again, I'm not
10 looking to mimic the front building but there
11 should be some relational connection to it. So
12 that would be the other, I guess aspect of this for
13 me.

14 Hahn: Anything further? Commissioner Levin?

15 Levin: Yeah, I am less troubled by the material aspects of
16 the project by the materials that are being used
17 and proposed and less troubled by the scale of the
18 openings and the rhythm of the openings. I think
19 that there's been some attention to that, and I
20 think that, for me, I'm far more concerned about
21 something that looks like it is trying not be of
22 its time, than I am with the specifics of the
23 openings and the scale and the rhythm. I think
24 it's always a close call but as I said, that's not

1 my problem with this project as it, as it's
2 presented.

3 Hahn: Thank you. Commissioner Felchlin?

4 Felchlin: I think in general the materials are not a problem
5 for me. I think there has been thought put into
6 them. They are of a more contemporary view, but I
7 think some of the description that's been put
8 forward by the architect has convinced me that it
9 could be compatible. It's certainly a whole
10 different animal, but I don't think in the context
11 that is necessarily a bad thing. Again, if I was
12 going to say how they're used, it would be more of
13 the scale of their use, and so when we talk about
14 the screen for instance, I did sort of get
15 convinced that the material on the screen could
16 actually go with the designated resource quite well
17 and that would probably work. The part I didn't
18 agree with was that it is a pretty long, high,
19 massive wall. It has punctuations, and it's
20 articulated to a degree but again the use, the way
21 the material is used is over scale. So, in that
22 sense I would disagree with the material use,
23 however the materials themselves I think are fine.

24 Hahn: Commissioner Castro?

1 Castro: Commissioner Castro. I still can't get past the
2 scale and the density of the proposed development.
3 It's mass, it's lot coverage put up against the
4 back of this property, it's, it's, the, the
5 relationship between the buildings in terms of
6 distance and proportion, its even difficult for me,
7 I, I just can't get past scale and mass so it's
8 difficult for me to talk about materials at this
9 point. I would rather see an alternate design and
10 when you look at the findings of this designation,
11 I again, feel this unfortunately is difficult for
12 me to get to the appropriateness of this project.

13 Hahn: Okay. Thank you.

14 Azar: The design I think, should be simplified, so it
15 doesn't compete with the resource at all and it
16 should complement, not distract from it. So I
17 think there's still room for improvement on the
18 design. I hope that this is just a proposal just to
19 get past or through the Historical Preservation but
20 not the final design and that should still be
21 addressed.

22 Joyce: The materials suggested is, like I said before,
23 it's getting there, but its, its not there yet.

24

1 Hahn: Do any Commissioners have a point they wish to
2 raise before I ask for a Motion?

3 Yeber: I just wanted to clarify, in my comments, it was
4 more about raising the issue. I didn't have a
5 strong opinion either way about some of the issues
6 I raised that was just the fourth component for me
7 in terms of compatibility.

8 Felchlin: Somehow we've defined this, our discussion fairly
9 narrowly, and so, I've been following answering
10 questions based on the narrow interpretations. If
11 we're going to then go to a Motion, I would like to
12 state primarily that the Historic Resources Group
13 stated it in their letter, basically the importance
14 of the building and the site, and the position that
15 the building sits on. The FEIR stated it quite
16 clearly that the project could not... The project
17 seriously adversely affects the character of this
18 historic site. I just think these things need to
19 be said. We can't really pick out these items
20 separately, they are all intertwined and the effect
21 of the project is that it damages, some would say
22 destroys, the character of the historic resource
23 and that cannot be altered. Once that is damaged
24 it's no longer the valuable resource we had. So I

1 just think it needs to be said that this project in
2 totality although there are some portions that are,
3 some aspects of it that are more appropriate than
4 others, the project in totality does a great
5 disservice to the resource we have in our city.
6 The very unique and limited resource we have. And
7 so, we are moving today not on individual little
8 items of what's okay and what isn't, does the
9 proposal... Is it appropriate? This is a Certificate
10 of Appropriateness. Is it appropriate for the
11 resource? and I think all the items weighed
12 together are what we're going to move on. Thank
13 you.

14 Hahn: Any further comments, before I read my act for a
15 Motion? Commissioner?

16 Levin: Yes, Commissioner Levin, while I, I respect the
17 comments that Commissioner Felchlin made and I
18 think that's there some merit to them in many ways,
19 I, I think that its too broad, for me at least, to
20 say that nothing can be done to this site. No
21 changes can be made to this site. That, it exists
22 only, so much as a totality that, with all of the
23 aspects of the site, and with all of the aspects of
24 the landscape are so integral to it, that they

1 can't be changed, and I don't believe, that I could
2 support that finding for this site. I think that
3 there are many aspects of this site that are not
4 fundamentally damaged by putting a project on it,
5 of this general nature. I think that the "site-ing"
6 of the addition is generally appropriate and I
7 don't believe that it alters the context to the, to
8 the extent that it's not supportable. Clearly, any
9 adaptive reuse project cannot fully comply with a
10 criteria one of the Secretary of Interior's
11 Standards, fully conform, No adaptive reuse
12 project. Whether that would be to build no
13 building here, but to simply to turn into this a
14 museum, that would not fully conform to Secretary
15 of Interior Standards criteria number one because
16 it changes the fundamental social context of the
17 project. So I think that we have to be very
18 careful about understanding just what that finding
19 means, and to what extent we can, you know, can
20 draw the line and for me, I don't believe that this
21 site and this building cannot take any alteration.

22 Hahn:

23 Okay. Any further comments before I ask for a
24 Motion? Then I'll ask you for a Motion. What

1 Staff is recommending is that we approve this
2 Certificate of Appropriateness. Is there a Motion?

3 Felchlin: I will move to not approve the Certificate of
4 Appropriateness.

5 Hahn: Do we have a second?

6 Castro: Second.

7 Hahn: Discussion of the Motion?

8 Levin: My question for the proposer is we're to consider
9 this as is only? Okay.

10 Gregg Kovacevich:

11 Excuse me for a moment. Gregg Kovacevich from the
12 City Attorney's Office. I'd like ask the
13 Commissioner Felchlin who made the Motion, if you'd
14 like to amend your Motion to be a little more
15 accurate. I think the Motion, the proper Motion
16 would be to direct Staff to bring back a resolution
17 recommending against issuance of a Certificate of
18 Appropriateness based on the collective concurrence
19 of the Commission as its been articulated tonight
20 and I think Francie's taken a lot of notes, and she
21 could confirm it with you what the basis would be
22 for the finding so that it would be all set up when
23 it comes back on a consent item, probably next
24 meeting. For you to act upon, so that it correctly

1 memorializes the decision and the discussion
2 tonight.

3 Audience Member:

4 We can't hear you back here.

5 Hahn: Actually, could you present a little bit of what
6 you said and speak a little louder into the mike,
7 I, I didn't hear, those closest, kind of strange,
8 and I know you were speaking directly to us.

9 Kovacevich: Okay, I'm asking the maker of the Motion if he
10 would like to revise the Motion to be a little more
11 clear. The Motion would be to direct Staff to come
12 back with a new resolution, recommending against
13 issuance of the Certificate of Appropriateness
14 based on the collective concurrence of the
15 Commission as articulated by each of you tonight.
16 That is, things that, a majority of you agree upon.
17 Francie took a lot of notes tonight, and she'll be
18 able to go over with you what she believes is the
19 collective concurrence so that we be sure and then
20 draft the resolution for your review at the next
21 meeting, on the consent calendar, that would
22 correctly memorialize the decision that you've
23 made.

24

1 Felchlin: Therefore, I suggest that Staff... I move, that
2 Staff revise the resolution to deny the Certificate
3 of Appropriateness based upon the collective
4 discussions this evening regarding our concerns for
5 the project.

6 Stefan: Just to clarify so that you know, the main issue of
7 concurrence that I understood from the Commission
8 tonight was the issue of scale. That there are
9 various takes on that, but the primary issue of
10 consensus is that the scale of the new building
11 would have an adverse effect on the historic
12 residence of the property.

13 Levin: Yes.

14 Hahn: Yes.

15 Castro: Yes.

16 Levin: Commission Levin, I have a question for City
17 Attorney if I may....

18 Rome: Excuse me there's a Motion on the table that the
19 second needs to either acknowledge, do you accept
20 it?

21 Castro: Commissioner Castro, and yes I acknowledge and
22 second it.

23 Rome: Okay, now if you want discussion?

24

1 Hahn: Now, we can go onto discussion. And I believe
2 Commissioner Levin has a question.

3 Levin: Yes, Commissioner Levin, I have a question for the
4 City Attorney, representing the City Attorney's
5 Office. Is there any middle ground question here?
6 Is this either, we must approve this Certificate of
7 Appropriateness or vote to approve the Certificate
8 of Appropriateness of the project precisely as
9 presented, or deny it precisely as presented?

10 Kovacevich: What you're doing is making a recommendation as you
11 know, so I think you're...

12 Levin: Of course, I mean, yes, of course, we all know we
13 made recommendations.

14 Kovacevich: What you're called upon, the agenda description
15 tonight describes the project pretty specifically,
16 so I'd be hesitant to allow you to act on something
17 other than exactly what is described in the agenda
18 just for purposes of noticing and due process and
19 whatnot, so I think we get to the same result by,
20 by making a recommendation either way, but the
21 findings will reflect exactly what you discussed
22 tonight so the Planning Commission will know
23 exactly what this Commission discussed and what
24 it's feelings are.

1 Levin: Thank you.

2 Hahn: Further discussion on the Motion?

3 Stefan: Can I ask one point of clarification whether or not
4 the Commission would like reference specifically to
5 the fourth floor in this, I sense there was some
6 agreement but maybe not a consensus and if there is
7 there, I seek your direction to add that into the,
8 into the revised resolution.

9 Felchlin: I would not support that. I don't think it is just
10 that issue, I think there are other issues, the
11 proximity to the building, and how far the wing
12 comes out on the south, so I do not think that's
13 our only concern about the scale. My only concern.

14 Levin: I don't think the question was that the only
15 concern, but is that one of them?

16 Azar: Maybe. Myself, I think scale and massing on the
17 site. I mean, number of units can be addressed in
18 many different ways, but I think it's massing and
19 scale on the site.

20 Felchlin: I guess I would like to clarify further, it is one
21 of the issues and if you would like to list some of
22 the scale issues, then I would recommend that the
23 proximity to the building and the proximity of the
24 wing on the south and the protrusion of the wing

1 toward the building, towards down the side of the
2 property. So, if you,.. on the south side.

3 Stefan: Is that a consensus among the Commission then to
4 add that?

5 Levin: That would not reflect my opinion.

6 Yeber: Also, that doesn't necessarily reflect my opinion
7 either. I think for me the big issue in scale
8 would be the height issue. I think if we can
9 address the height issue we might be able to
10 address, the other issues might naturally come, I
11 don't have a necessary problem with the, the south
12 wing as it's presented, so.

13 Castro: I have a different opinion and I'm in keeping, more
14 in line with Commissioner Felchlin's issue with the
15 relationship of the building and its size.

16 Hahn: Commissioner Azar, are you more in agreement of
17 Commissioner Felchlin?

18 Azar: Well, I don't, I mean I don't think we should hide
19 the building or the proposed project, I mean, its
20 someone earlier mentioned the Louvre and they did
21 a, they did a beautiful addition to the Louvre by
22 adding the glass pyramids. I think, I mean that,
23 this is not the Louvre, but we don't have to hide
24 the proposal, it's just how it relates to the, to

1 the resource. So the south wing I have no issues
2 with.

3 Hahn: For the south wing there is no majority, so, but
4 certainly for the height and what was your second
5 point?

6 Yeber: Proximity.

7 Hahn: For the proximity, how about for the proximity?

8 Azar: That could be a design resolution that could be
9 easily addressed during the site process, and it
10 could be something that's done in harmony and not
11 so conflicting, but that I think would be addressed
12 in the, in the part of the massing. I don't know
13 if that answers your question but, you know.

14 Hahn: No.

15 Azar: So, proximity I mean, proximity to the building
16 should be respected and, and, I don't know how far,
17 who defines that? You know, who defines how far of
18 a set back you want to be between a new and a
19 resource.

20 Hahn: I'm going to get my point out because I have to
21 pick a side. Jump to it. Commissioner Felchlin's
22 Motion included the south wing, the height and the
23 proximity. So, the proximity is what we're
24 discussing at the moment. And it concerns

1 proximity of the new project to the existing and
2 your thoughts are we need a, we're being asked for
3 a majority on these three points.

4 Azar: Well, I think the proximity as proposed in the
5 current design, yes.

6 Hahn: Is an issue?

7 Felchlin: Is an issue.

8 Hahn: Okay, then we have, we have a majority on proximity
9 as well.

10 Levin: Probably yes, although you don't count me in that
11 majority. I do not have a... I think I would, I
12 agree with Commissioner Azar's discuss, or initial
13 discussion of proximity which is that I think that
14 is something that can be resolved with further
15 design resolution. I don't have a fundamental
16 problem with proximity.

17 Hahn: Okay.

18 Levin: You may still have your majority though.

19 Hahn: Yeah, I think we do. Because I, I watch heads nod
20 as well. Any, anything further we should
21 articulate?

22 Stefan: We'll, do the best we can with what we've got. I
23 just want to be sure that the Motion has been
24 seconded as amended, we've had some, some movement

1 and I want to make sure Brendan's got his second
2 that he needs, if that's the case?

3 Castro: Yeah, I did second, so yes, if you need my
4 concurrence.

5 Rome: The Secretary is clear and the Chair can call the
6 question, if appropriate.

7 Hahn: Okay, let's call. Do we need a rereading of the
8 Motion as it stands?

9 Stefan: That would sure be nice.

10 Hahn: Okay. Commissioner Felchlin?

11 Kovacevich: Would you like me to help with this?

12 Felchlin: Well, if you'd like, that's fine.

13 Kovacevich: What we were doing is just basically polling the
14 Commission as to those terms that there was
15 collective concurrence, not necessarily part of the
16 Motion, the Motion is to direct staff to bring back
17 a resolution recommending against issuance of a
18 Certificate of Appropriateness based on the
19 collective concurrence of the Commission as
20 articulated by each of you during discussion and
21 deliberations tonight.

22 Felchlin: Works for me. Do you want me to repeat it again?

23 Kovacevich: No, no, no. You don't need to do that. You just
24 say what he said.

1 Felchlin: What'd he say?

2 Hahn: We have a second to what he said, he said?

3 Castro: Yes, again.

4 Hahn: May I have a roll call vote please?

5 Blount: Chair Hahn?

6 Hahn: Yes.

7 Blount: Vice Chair Joyce?

8 Joyce: Yes.

9 Blount: Commissioner Azar?

10 Azar: Yes.

11 Blount: Commissioner Castro?

12 Castro: Yes.

13 Blount: Commissioner Felchlin?

14 Felchlin: Yes.

15 Blount: Commissioner Levin?

16 Levin: Yes.

17 Blount: Commissioner Yeber?

18 Yeber: Yes.

19 Blount: Thank you.

20 Hahn: You can clap now if you'd like. It's 10:03 and we
21 still have an agenda to follow. For those that wish
22 to leave, please do so quietly so we can continue.
23 And hopefully get home in time to see (INAUDIBLE).

24 **The Commission recessed at 10:03 PM and reconvened minutes later.**

1 Hahn: We're going to call the meeting back to order.
2 We're now back on tape. Which brings us to Item 9,
3 new business, Our Preservation Celebration 2006.
4 Castro: Really?
5 Hahn: And our staff report?
6 Staff: It's that time again. And...
7 Hahn: Get yourself rested.
8 Staff: No, but we need, in order to actually have it when
9 It's supposed to have been, we really need to get
10 cracking now.
11 Hahn: Do we have an intern to help?
12 Staff: Unfortunately, Amber Hawk who was amazing has left
13 us because she needs to concentrate on her school
14 work.
15 Levin: What a shame.
16 Staff: So we're interviewing to see if we can actually
17 appropriate someone as wonderful as Amber.
18 Initially, staff has thought this through a bit and
19 it's unlikely that this year will be as extensive
20 as they have been the last two years. Particularly
21 in terms of the amount of written material that we
22 have to create, so with that in mind, I mean the
23 size of it might just as large, you know, we will
24 try to promote it just as much, but there may not

1 be a walking tour and (INAUDIBLE) but I really,
2 Staff needs to get direction from the Commission on
3 ideas for a theme as well as a location, and what
4 we might do.

5 Levin: Laurel Place.

6 Joyce: Well, I think they have a party room there.

7 Hahn: Is there, I don't have any thoughts for discussion
8 tonight, should we come, have that as a homework
9 assignment, and...

10 Staff: Well, we really, this is January so the next month
11 is February, and you know, hopefully in May but...

12 Levin: Get the ball rolling.

13 Staff: The only thing that came to my mind the other day
14 was that the, actually the nightclub across the
15 street from where we held it last, this last year,
16 may be open by this time.

17 Levin: That's what I thought about.

18 Staff: May the 11th.

19 Levin: It's a restaurant.

20 Staff: So that might be a possibility of a venue.

21 Hahn: Have they started?

22 Staff: I believe they're in the plan check in the building
23 department.

24 Levin: They won't be done then.

1 Yeber: No chance.

2 Levin: They won't be done by then.

3 Yeber: Commissioner Yeber here, but when we laid out, I
4 think last year theme or the year before we
5 actually had the whole series of suggestions and
6 one of them we said would be good for the following
7 year. And I don't know if that was...

8 Blount: One of them was concentration on mid-Century, I
9 believe.

10 Yeber: Yep.

11 Azar: That would be great.

12 Yeber: Doing the event at the Kings Road Park.

13 Blount: Or the PDC.

14 Hahn: No.

15 Blount: That was kind of one of our original problems.

16 Levin: The Schindler House.

17 Blount: We haven't had one at the Schindler House for maybe
18 six years.

19 Castro: How about some great mid-Century art for multi-
20 family residential, I guess a tour or something as
21 multi-family residential structures.

22 Azar: In West Hollywood?

23 Castro: Yeah, we were talking about mid-Century or...?

24 Levin: Yeah.

1 Castro: You have any good examples?

2 Azar: Silverlake has those.

3 Levin: We got (INAUDIBLE).

4 Felchlin: There was some discussion about different
5 buildings, there were several that were potentials.

6 Blount: The issue of doing a tour though, again goes back
7 to the, to the staff resources and how we, you
8 know, we don't really have the time this year to do
9 a brochure, you know, put together some written
10 material on the actual tour.

11 Hahn: How about a panel discussion and let others do the
12 work. I don't know what the discussion is, I don't
13 know who the people are, but you know, all it takes
14 is...

15 Yeber: Also too, if it's a matter of, in terms of a
16 brochure, I mean if we're talking about putting it
17 together, I mean I have the capability in our
18 office, and I don't mind volunteering that time if
19 you guys get me the material and putting stuff
20 together, so...

21 Blount: Maybe just a paper flyer or something simple.

22 Yeber: Or even, you know, even a brochure, it doesn't
23 necessarily be tied to a walking tour, but if you
24 wanted to focus on a particular aspect of Historic

1 Preservation, just a single fold, you know, 8 ½ x
2 11. I mean I can certainly throw something
3 together... well I shouldn't say I. My graphic
4 designer, Violette, is amazing. She can put
5 something together in a snap of a finger.

6 Blount: Is she as good as we are.

7 Hahn: Better.

8 Yeber: I think you'd be amazed at how good, I mean...

9 Blount: Okay, then I, if it's okay with everyone, I think
10 Chair Hahn has a great suggestion. This is a
11 homework assignment to be taken seriously so we can
12 have a serious discussion at the next meeting. And
13 try to really pin it down.

14 Hahn: Can we have reminder e-mail about our homework
15 assignment?

16 Joyce: Yeah.

17 Blount: Sure, I'll be happy to do that.

18 Joyce: Even an interim deadline?

19 Hahn: Would you maybe have a deadline where you would
20 like us to send our ideas to you before the
21 meeting?

22 Blount: That would be great to give me a little bit of time
23 to sort of, see what I can do with your ideas.

24 Hahn: So does that wrap up our new business?

1 Blount: Yes.

2 Hahn: Then we'll go onto our unfinished business. The
3 Anthology? Timothy?

4 Felchlin: Yes, update on the anthology, we have a forthcoming
5 meeting with Brad Burlingame of the...
6 Hahn: Convention and Visitors Bureau..

7 Felchlin: Yes. Convention and Visitors Bureau, I'm talking
8 and this is not on, and we are going to discuss the
9 interest with the Visitors Bureau and as well
10 potential funding. And following that we will meet
11 with Councilman Prang.

12 Hahn: Our meeting is Monday the 30th, is Monday
13 afternoon, so that's this, this next Monday. And
14 he seems to be very encouraged to meet with us.

15 Yeber: Just a little, 'cause that was the person I was
16 charged with when it was in its previous, he is, he
17 is actually probably the most enthusiastic of all
18 the parties that we speak to regarding this because
19 it's essentially helping him do his job. Promoting
20 his city so, so you should have great success with
21 that.

22 Felchlin: Great.

23

24

1 Hahn: Good. Okay, then let's move onto Historic Resource
2 Survey Update. If there's no questions about the
3 anthology. Staff report?

4 Blount: I'm trying to find my notes. (pause) As you all
5 know the reconnaissance level, the reconnaissance
6 survey has been completed. Now, basically what the
7 consultant is working on currently is what's called
8 the reconnaissance level analysis. This is going
9 to take some time. Basically they are looking for,
10 there's three areas that they're looking for, they
11 are looking at all the properties that are under
12 review. One is there is historic style that are
13 evolving or sort of coming out of what they've
14 reviewed, are there any particular patterns of
15 development as it related to a particular period of
16 time, or related to a particular event and the last
17 one would be primarily impact potential districts.
18 You know, maybe like the courtyards, the one that
19 we talked about at one time, prior to the Ramona in
20 the designation. That's the kind of thing they are
21 working on now. They take all the properties of
22 these groups and they just kind of basically look
23 through them all and say what's coming out of it,
24 and these are three main areas that they look at.

1 They are also working on what's known as the
2 context statement, does everyone understand what
3 the context statement is? Yes? Okay, and of
4 course we're working on the oral interviews.
5 Unfortunately we're not getting very far on this
6 and I did receive I think only one e-mail regarding
7 this from Chair Hahn.

8 Hahn: I know, obviously (INAUDIBLE).

9 Blount: Now, (INAUDIBLE) it's actually just the consultant
10 has never done this before so they're, you know,
11 we're, they're learning as much as we're learning.
12 They do believe however that even these oral
13 interviews won't really change the context
14 statement that much as a result of their analysis.
15 It will probably just really, it'll be like a nice
16 fine icing on top of it all to add a little more
17 depth to it. So that's essentially what they're
18 working on now.

19 Hahn: Okay, two questions. Are you happy with the
20 progress?

21 Blount: Yes, we have met with them several times and other
22 than some billing errors, we've been extremely
23 happy.

24 Hahn: Is there anything you need from us?

1 Blount: No, nothing at this time.

2 Hahn: Thanks. Any comments or questions from the
3 Commission? Okay, we're going to close this...

4 Felchlin: If we're on, on track and, and I guess what's the
5 projected completion date?

6 Blount: I don't think we have, we have that in our sight at
7 the moment. What I will try to do at the next
8 meeting to come back with something more specific
9 if I can. There's a timeline set, and we're pretty
10 much on that timeline, but unfortunately, I don't
11 have those documents with me tonight.

12 Azar: And we talked about this in the past, what's the
13 deliverable?

14 Blount: Well, the deliverable in the end will be an updated
15 inventory. We have an inventory now but it's from
16 '88, or '80, I've said it so many times, I can't
17 remember it now.

18 Azar: '87 or 6.

19 Blount: '86 or '87 so basically what it would be in the end
20 is it's an update of that list. So we have a new
21 record of potential resources which, which the
22 Commission will then have to go through them.

23 Azar: And we're gonna have a map right?

24 Blount: Yes.

1 Azar: Okay, all right.

2 Hahn: I think unfinished business is closed. Okay, we're
3 moving onto items from staff and upcoming projects.
4 We have all (INAUDIBLE) the future agenda items.
5 Any questions? Staff have any further comments?

6 Azar: We have our training.

7 Hahn: We have training, thank Goodness.

8 Blount: Right and it's possible that we move on (INAUDIBLE)
9 will come off the 13th because it doesn't have to
10 acted on until much later and needs to be
11 reassigned, but yeah the training is set. March
12 13th, February 27th and April the 1st.

13 Castro: April the 1st?

14 Blount: Yeah, April the 1st was decided on at the last
15 meeting. I double checked my notes.

16 Levin: That seems like an appropriate date anyway.

17 Castro: With...

18 Blount: That's a Saturday.

19 Azar: Do we have times?

20 Blount: Well, of course the ones on the 13th and the 27th
21 will be at 7:00 p.m. The same as the meeting time
22 and then the 1st one will likely be around 9:00,
23 scheduled, we have a, we have a draft agenda which
24

1 I don't have printed up, but I have, my, my, the
2 meeting on Saturday will probably begin...

3 Castro: What is Saturday is that April 1st?

4 Azar: April 1st, Saturday.

5 Blount: Around 9:00 and including lunch and will end around
6 2:00.

7 Hahn: Nice offer.

8 Male: Provide breakfast and lunch.

9 Blount: Some for breakfast, and some for lunch, something
10 to drink.

11 Castro: Are the February and March meetings, they weren't
12 intentional, were they intentionally left for
13 training or just we don't have projects?

14 Blount: Well, we tried to clear it, but to be honest with
15 you, we were lucky nothing has come forward. And
16 it doesn't look like anything is either, so,
17 because we really need two solid hours to do for
18 the training, and we'd like to have it for that.

19 Castro: Who again is the trainer?

20 Blount: You met her, you saw her tonight...

21 Castro: It's Kristine, okay.

22 Blount: (TALKING OVER). And she's putting together a
23 really nice program, we think it's gonna be really
24 great and we're also putting together binders which

1 each Commissioner will get, and the future
2 Commissioners will get, to help you with all the
3 specifics that we go over and all the things that
4 you need to be in attention of.

5 Azar: Are these going to be closed meetings or?

6 Blount: No, these are public meetings. The public is
7 invited. Just like any other meeting.

8 Azar: They'll be at City Hall?

9 Blount: Yes. They are likely to be in the small room.

10 However, we are extending the invitation to Council
11 and Planning Commissioners as well. And, we, of
12 course don't know if any of them will attend but we
13 are going to invite them.

14 Castro: Do you know if we'll, is the arrangement in terms
15 of this, we'll still be sitting this way and
16 (INAUDIBLE).

17 Blount: Yeah, I'm pretty sure it'll be a set up like this,
18 well it may have to be arranged but, it may have to
19 be different because the Staff is part of the
20 training as well. Every, everyone will need to be
21 able to see the presentation. So I'll have to work
22 this out.

23 Hahn: If anybody ought come, it should be the staff.

24 Levin: (TALKING OVER).

1 Azar: I think that might be okay.

2 Hahn: It's the members of the Council and/or the Planning
3 Commission attend, that what, we already take up
4 the whole room.

5 Blount: Well, if you set it up classroom style, it holds a
6 lot more people.

7 Hahn: Okay.

8 Joyce: Yeah.

9 Hahn: Then there's no room for public, or they would sit
10 at the tables?

11 Levin: But there would not be a table.

12 Staff: You know...

13 Hahn: We have to have a table, how could we not write?

14 Blount: You know, I'll have to talk about the logistics and
15 make sure that we're okay. But I think with all of
16 the members, we would hold it in, but maybe not
17 (INAUDIBLE).

18 Hahn: Any further questions about Commissioner training?
19 Okay, we'll close. We'll move onto Historic
20 Commissioner Comments.

21 Blount: I'm sorry. I just wanted to say a quick couple of
22 things. I just wanted to, Staff would like to
23 thank the Commissioners for the wonderful goodies
24 that we received for the holidays, as well as

1 tonight. And, I have been asked a couple questions
2 and I just wanted to quickly answer. One question
3 I have been asked at one meeting was could the
4 Historic Preservation Commissioner bring forward a
5 nomination, and we checked with the City Attorney,
6 and yes, the Commission can do that. That was one
7 question that I was asked. And I was also asked
8 about whether we would do reports to the City
9 Council on what's going on with the Historic
10 Resources Survey Update, I, I have not gotten an
11 answer to that, but whoever asked me that, I just
12 wanted you to know that I haven't forgotten. And,
13 that's it.

14 Hahn: Commissioner comments?

15 Castro: I have one. Okay, the, you know I noticed I was
16 walking by the Sunset Plaza Hotel, I guess it was
17 the Argyle...

18 Levin: Sunset Towers.

19 Castro: Sunset Towers.

20 Azar: They changed names.

21 Castro: The awning, is not what we approved.

22 Azar: Yeah, I saw that.

23 Hahn: I saw that too.

24

1 Blount: Yes, we are aware of that and it has become a Code
2 Compliance Case.

3 Azar: They put a vertical part component.

4 Staff: Yeah, it's we, like I said, it's now a Code
5 Compliance Case.

6 Castro: That's all I have.

7 Hahn: Okay.

8 Yeber: And I'll tell you about another code compliance
9 issue, one of the things I'm noticing is that
10 there's work being done on Historic properties and
11 I discovered one that specifically had, had not
12 gone through Planning to get the necessary
13 approval, whether it is at the staff level or
14 whatever, and this particular property they were
15 moving character defining features, though they
16 were deteriorated, they were moving them, so and we
17 don't have to get into a discussion here, but I'd
18 like to start a discussion at some point,
19 piggybacking on one of my earlier discussions about
20 healthy, educating owners of historic properties of
21 the advantages of owning a property, how to go
22 about fixing them, what they need to, what they're
23 responsible for, what it means to own a historic
24 property. If that means a brochure, again, I'm,

1 I'm volunteering to get information out to help
2 people understand, 'cause especially on this
3 particular property at 8352 I was a little sad to
4 see the finials be taken down, because they were,
5 they certainly defined this property. So...

6 Hahn: Are you suggesting that should be agendized.

7 Yeber: However, if you would like it be agendized, I mean
8 that's fine. I mean I'd like to start this
9 discussion because I know all of us, at some point,
10 have talked about, you know what are we doing about
11 protecting these properties, and one of these days
12 we need to start looking at protecting them.

13 Azar: I think it's an owner awareness.

14 Hahn: No, a recap.

15 Azar: A recap. That's a recap.

16 Yeber: Let them be aware of what could be lurking behind
17 their walls, you know, maybe they could take
18 precautions.

19 Azar: It would help them.

20 Felchlin: Right.

21 Hahn: How about if we do it then.

22 Azar: An awareness.

23 Blount: That sounds good, and just quickly to let, if I
24 may, I believe I talked about this before, to make

1 everyone aware of, one of the last things that
2 Amber helped us with, was "Mills Acts" on going out
3 actually to view the properties and we, as soon as
4 we get our intern, another one, we are, at least
5 with properties with Mills Act Contracts, we know
6 about contracts, we are doing a comprehensive and
7 thorough investigation as to whether they have been
8 following the work program so we'll completely
9 bring that up to date, it will take a while, but
10 so you know that that's happening.

11 Yeber:

12 Also just be aware that the West Hollywood Chamber
13 of Commerce is starting a task force regarding
14 apartment buildings, specifically I think having to
15 do with historic buildings and trying to I guess
16 help advocate some changes possibly in rent
17 stabilization regarding historic property so that
18 the property owners can make the necessary changes
19 that they need to resulting, you know, these
20 buildings, I'm dealing with an 80-year old
21 building, you live in an almost 80 year old
22 building, I mean there are some serious, serious
23 issues and the owner in my situation is doing what
24 he can, but he couldn't possibly put the money into
that building that's needed with the rent that he's

1 getting. And we're, and I'm certainly not
2 advocating you know hiking rent...

3 Azar: There could be some other mechanism.

4 Yeber: Some other mechanism, right.

5 Blount: The landlord may not be aware that he can actually
6 apply to Rent Stabilization to increase the rent
7 based on the fact that he's not making enough.

8 Yeber: That's one of these, the owner could probably come
9 to the Chamber and say, the NOAI which I brought up
10 two years ago, is outdated, doesn't work and is
11 very onerous. So...

12 Hahn: Should the Chamber be coming to us at all with what
13 they're doing? Can we invite them, I know we can't
14 instruct them, but we can invite them.

15 Azar: Require them.

16 Blount: Sure we can invite them to, we'll have them speak
17 under Public Comment or, might ask some questions.

18 Levin: I'm a member of the Chamber and I'm on Governmental
19 Affairs Commission Committee, so I'd be happy to
20 raise this at our meeting on Thursday.

21 Hahn: Okay.

22 Yeber: Well, there's actually a task force for this issue
23 so, the First Thursday of February. And I think
24 it's like around 4:00, just ask, you know, you can

1 contact Missy, or you know someone in there. I
2 told her I was going to get...

3 Male: (INAUDIBLE).

4 Hahn: Is there a Chair of this Task Force?

5 Yeber: I'm not, I'm not aware of, this is my first
6 meeting. I heard about it...

7 Levin: essentially it would be Missy Gray because she's
8 the Executive Director of the Chamber.

9 Hahn: At our next meeting, how about if you give us an
10 update under Commissioner Comments and then we'll
11 make a decision based on your first experience
12 whether it should be something that we look to set
13 up.

14 Hahn: Any other comments? Timothy?

15 Yeber: Great meeting.

16 Castro: Really good.

17 Levin: I think we should commend the chair for how well
18 the meeting was run.

19 Hahn: Thank you, I think you guys have, you know, have
20 done a really good job tonight. I think we showed
21 everyone that we have process and, and we respect
22 it and so, thank you again, both of you, and I know
23 Francie was a little bit, tad frantic today and she
24 seemed to have survived and it was nice to see our

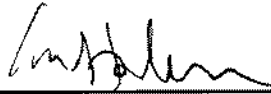
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John's back in the fold as well, even though, they
both scat. If that is all, we will adjourn now
until February 27th, 7:00 p.m. Thank you again.

(RECORDING ENDS)

MEETING ADJOURNED AT 10:40 P.M.

**APPROVED BY A MOTION OF THE HISTORIC PRESERVATION COMMISSION ON
THIS 13TH DAY OF MARCH, 2006.**



CATHERINE HAHN, CHAIR



SECRETARY