

RESOLUTION NO. 13-4478

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD, DENYING THE PROPERTY LOCATED AT 923 PALM AVENUE, WEST HOLLYWOOD, CALIFORNIA AS A LOCAL CULTURAL RESOURCE, AND DESIGNATING THE EXTERIORS OF THE BUILDINGS LOCATED AT 927 AND 931 PALM AVENUE, WEST HOLLYWOOD, CALIFORNIA AS LOCAL CULTURAL RESOURCES AS PART OF THE OLD SHERMAN THEMATIC GROUPING

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On December 12, 2012, Katherine Eggert and Kristin Gosney filed an application to designate three adjacent residential properties located at 923, 927, and 931 Palm Avenue as local Cultural Resources.

SECTION 2. On January 28, 2013, the Historic Preservation Commission held a duly noticed public hearing on the application. The Commission reviewed the staff report and written evidence, took testimony from interested parties, and continued the item to its next meeting. On February 25, 2013, the Commission reviewed additional written and oral testimony, and voted 4-3 to recommend denial of the property located at 923 Palm Avenue as a local Cultural Resource, and designation of the properties located at 927 and 931 Palm Avenue as local Cultural Resources as part of the Old Sherman Thematic Grouping. Staff returned with a revised Resolution No. HPC 13-105, which was adopted unanimously on March 26, 2013 (Chair Torgan and Commissioner Castro were absent).

SECTION 3. Nomination of the properties was not supported by the property owners. On April 2, 2013, Arlene Utal, representing property owner David Vayner, filed an appeal of Resolution No. HPC 13-105. The appeal was filed on the basis of inaccurate or unsupported findings and/or inadequate or excessive conditions by the decision making body.

SECTION 4. The appeal of Arlene Utal and the recommendation of the Historic Preservation Commission were placed on the City Council's agenda for July 15, 2013 as a public hearing item.

SECTION 5. The application as proposed is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/ Rehabilitation) of the CEQA guidelines.

SECTION 6. On May 20, 2013, the City Council reviewed the staff report and written evidence, reviewed the Historic Preservation Commission's recommendation, and took testimony from interested parties. Based upon the written and oral evidence submitted, the City Council makes the following findings of fact:

- a. The building located at 923 Palm Avenue was constructed in 1913. The buildings located at 927 and 931 Palm Avenue were constructed in 1902. All three buildings are located on multi-family zoned parcels on the west side of Palm Avenue. The Assessor Identification Numbers (AIN) for 923, 927, and 931 Palm Avenue are 4339-013-014, 4339-014-012, and 4339-014-013, respectively.
- b. The building located at 923 Palm Avenue has experienced alterations which have resulted in a loss of integrity. The building therefore cannot convey its feeling and association with the past, and does not meet any of the City's criteria for designation as a local Cultural Resource.
- c. The buildings located at 927 and 931 Palm Avenue have experienced minor alterations and retain architectural integrity. The buildings are significant for their association with the town of Sherman, and reflect West Hollywood's modest roots.
- d. The buildings located at 927 and 931 Palm Avenue meet the following criteria for designation as part of the Old Sherman Thematic Grouping, pursuant to Chapter 19.58.050 of the West Hollywood Municipal Code:
 1. Both properties contribute to the significance of Old Sherman, a geographically definable area possessing a concentration of historic properties (Criterion A.2.a);
 2. Both properties are part of a thematically related grouping of properties associated with Old Sherman which contribute to each other and are unified aesthetically by plan and physical development (Criterion A.2.b); and
 3. Both properties reflect significant geographical patterns associated with different eras of growth and settlement and transportation modes because of their association with the early development of Sherman (Criterion A.3).

SECTION 7. Based upon the foregoing facts and pursuant to Section 19.58.050.A.1 of the City's Zoning Ordinance, the City Council finds that the property located at 923 Palm Avenue does not satisfy any of the City's criteria for designation, and that the properties located at 927 and 931 Palm Avenue exemplify special elements of the City per Criterion A.

SECTION 8. Therefore, the City Council hereby denies the property located at 923 Palm Avenue as a local Cultural Resource, and designates the exteriors of the buildings located at 927 and 931 Palm Avenue as local Cultural Resources as part of the Old Sherman Thematic Grouping.

PASSED, APPROVED AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 15th day of July, 2013 by the following vote:

AYES:	Councilmember:	Duran, Prang and Mayor Pro Tempore D'Amico.
NOES:	Councilmember:	Heilman and Mayor Land.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



ABBE LAND, MAYOR

ATTEST:



FOR COREY SCHAFFER, CITY CLERK

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