

OFFICIAL
CITY OF LOS ANGELES
Cultural Heritage Commission Minutes
Thursday, April 15, 2010
200 North Spring Street
Room 1010, City Hall
Los Angeles, CA 90012

MINUTES OF CULTURAL HERITAGE COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Richard Barron at 10:17 a.m.

Commissioners present: Glen Dake, Roella Louie, Oz Scott

Commissioners absent: Gail Kennard

1. DIRECTOR'S REPORT/STAFF REPORT

A. Other items of interest:

Ken Bernstein, Manager of the Office of Historic Resources, updated the Commission on the following items:

- The Office of Historic Resources was represented at the annual L.A. Heritage Day celebration at Heritage Square. Staff members and Volunteer Speakers Bureau members were available to solicit input and participation in our SurveyLA project.
- On May 3, 2010, the OHR will hold an HPOZ Preservation Plan kick-off workshop at the Hollywood Seventh Day Adventist Church. The discussion will cover the adoption of new Preservation Plans for 17 existing HPOZ'S, including new design guidelines for these plans which will streamline the HPOZ review process.
- Discussion between the Cultural Affairs Department and LACMA concerning conservation issues for the Watts Towers has led to an offer by LACMA's CEO to assist in the maintenance of the Towers.
- The California Preservation Foundation Conference will be held in Grass Valley, CA on May 12 to 15, 2010. Janet Hansen will be attending July's National Alliance of Preservation Commission's Conference, in Grand Rapids, Michigan.

Lambert Giessinger, Historic Preservation Architect reported on the "Art of Living" reception at West Adams Second Church of Christ Scientist.

B. Council/Committee Actions and Schedules:

None

2. COMMISSION BUSINESS

A. Old Business:

- 1) Update on Los Angeles Unified School District Historic Schools Investment Fund Board:

Commissioner Roella Louie reported that \$131,636.00 has been set aside for rehabilitation projects at several LAUSD schools. The contract is currently being drafted and the final draft will be executed by the end of April.

- 2) Review and Advisory Concurrence of Proposed Historic-Cultural Monument Plaque Artwork:

Lambert Giessinger, Historic Preservation Architect, reported that there was no new artwork.

B. New Business:

- 1) Advanced Calendar:

Next scheduled meetings: Thursday, May 6, 2010
Thursday, May 20, 2010

Commissioner Oz Scott expressed his concern that the July 1, 2010 meeting may conflict with the July 4, 2010 holiday weekend, and he may not be available to attend the May 20, 2010 meeting.

- 2) Commission Announcements/Requests:

None

- 3) Approval of Minutes of April 1, 2010 Cultural Heritage Commission Regular Meeting was moved by Commissioner Roella Louie.

Moved: Commissioner Louie
Seconded: Commissioner Scott
Ayes: Commissioner Barron
Absent: Commissioner Kennard
Abstained: Commissioner Dake

Vote: 3-0

3. BUREAU OF ENGINEERING QUARTERLY UPDATE: LOS ANGELES RIVER BRIDGES

Ken Bernstein, Manager of the Office of Historic Resources introduced the Bureau of Engineering staff who gave updates on the status of the Bridge Improvement Program, and their departmental reorganization.

Program Manager,	Julie Sauter
Environmental Coordinator,	Linda Moore
Assistant Program Manager,	John Koo
Engineering Program Consultant,	Wally Stokes

Wally Stokes, Engineering Program Consultant, gave the Los Angeles River Bridge Program's current overview, highlighting various conceptual designs for possible bridge retrofits and replacements.

4. NORTH SPRING STREET BRIDGE, NO. 53C0859, HCM #900, NORTH SPRING STREET, CD 1

Commission Comments on Draft Environmental Impact Report for Proposed Bridge Improvement Project. Motion Required.

Owner: City of Los Angeles

Wally Stokes, Engineering Program Consultant, gave the overview of proposed renovations to the bridge, widening of the roadway surface and the addition of bike lanes and pedestrian sidewalks.

Edgar Garcia, Preservation Planner, gave a PowerPoint presentation detailing the bridge's Historic Cultural-Monument status, historic photo images, contributing buildings and an adjacent park.

Speakers: Fabian Wagmister, Dara Gelof: owners of the Raphael Junction Block Building, HCM #872
Charles Fisher, Consultant
Mike Buhler, Preservation Advocate, Los Angeles Conservancy

Fabian Wagmister and Dara Gelof, are the owners of Raphael Junction Block Building, (HCM #872), which is accessed by the North Spring Street Bridge. They expressed their support for the preservation of the existing bridge because it affects the whole neighborhood, but they feel that it also needs extensive improvements to the pedestrian sidewalks and the addition of a bike lane for better access to the adjacent neighborhood parks and businesses. They are dismayed by the fact that "modernization (of the bridge) seems incompatible with preservation" issues. Charles J. Fisher, Consultant and Mike Buhler, L.A. Conservancy, both opposed the Department of Engineering's renovation/replacement plans for the bridge. They feel that renovations such as widening the roadway will destroy its eligibility as a historic resource and endanger the bridge's National Register status. Staff also voiced their concerns that alternative measures to mitigate problems with the bridge haven't been explored. President Barron expressed his concern and was saddened that these historic structures are being slowly "whittled

away". He feels helpless to protect these structures. He also agreed with Mike Buhler's concerns about the BOE'S construction timeline and that they seemed more concerned about the potential funding from CALTRANS, than finding solutions. Ken Bernstein felt that information about the bridge's historic status was omitted from the draft EIR. Staff has drafted a letter that focuses on a full exploration of alternatives that acknowledge the bridge's historic status and will allow for continued eligibility. Lambert Giessinger, referred to the Riverside Bridge project alternatives and felt they were different from the Secretary of the Interior's Standards for historic preservation. He feels that the project should look at three concept alternatives, and avoid replicating elements to make the new bridge "look" historic.

Motion: To approve the letter containing Commission comments on the Draft Environmental Impact Report/Environmental Impact Statement for the North Spring Street Viaduct Widening and Rehabilitation Project.
Motion Required.

Moved: Commissioner Barron
Seconded: Commissioner Louie
Ayes: Commissioners Dake and Scott
Nays: None
Absent: Commissioner Kennard

Vote: 4-0

5. PADEN-PELTON BUILDING, 728 S. HILL STREET, CHC-2010-276-HCM, CD 14

Determination of Monument Status After Inspection. Motion Required
CEQA Review: Categorical Exemption

Applicant/Owner: M & M Holding, LLC (Attn: Moiez Benyamin)

Applicant's Representative: Charles J. Fisher

Edgar Garcia, Preservation Planner, presented the staff report and recommendations to deny monument status based upon their site inspection of the property. 1) Inappropriate alterations have been made that undermine the subject building's architectural integrity. 2) Inappropriate paint job compromises the building's decorative features. 3) Lobby and upper floor alterations compromise the building's decorative features.

Charles J. Fisher, the applicant's representative, gave a brief recap of the building's architectural style and historic merit.

Lambert Giessinger, Preservation Architect, clarified staff's recommendation for denial of approval for monument status. He feels the painted ground floor and the inappropriate lobby alterations need to be addressed. He explained that the denial allows the owner to show his intentions towards the subject building and staff may be willing to reconsider the nomination once this work has been done.

Motion: To Deny the declaration of the property as a Historic-Cultural Monument as per staff's recommendation.

Moved: Commissioner Scott
Seconded: Commissioner Louie
Ayes: Commissioner Dake
Nays: Commissioner Barron
Absent: Commissioner Kennard

Vote: 3-1

6. SUN REALTY COMPANY BUILDING, 629 S. HILL STREET, CHC-2010-302-HCM, CD 9

Determination of Monument Status after Inspection. Motion Required
CEQA Review: Categorical Exemption

Applicant/Owner: M & M Holding, LLC (Attn: Moiez Benyamin)

Applicant's Representative: Charles J. Fisher

Speaker: Charles J. Fisher

Charles J. Fisher, the applicant's representative, gave a brief recap of the building's architectural style and historic merit.

Motion: Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7; Adopt the report findings.

Moved: Commissioner Barron
Seconded: Commissioner Scott
Ayes: Commissioners Dake and Louie
Nays: None
Absent: Commissioner Kennard

Vote: 4-0

7. SPRECKELS BUILDING, 714 S. HILL STREET, CHC-2010-300-HCM, CD 14

Determination of Monument Status After Inspection. Motion Required
CEQA Review: Categorical Exemption

Applicant/Owner: M & M Holding, LLC (Attn: Moiez Benyamin)

Applicant's Representative: Charles J. Fisher

Speaker: Charles J. Fisher

Charles J. Fisher, the applicant's representative, gave a brief recap of the building's architectural style and historic merit.

Motion: Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7; Adopt the report findings.

Moved: Commissioner Barron
Seconded: Commissioner Dake
Ayes: Commissioners Louie and Scott
Nays: None
Absent: Commissioner Kennard

Vote: 4-0

8. PUBLIC COMMENT

9. NEXT REGULAR MEETING DATE: THURSDAY, MAY 6, 2010

10. ADJOURNMENT:

The regular meeting adjourned at 12:55 p.m. for a lunch break. The Commission Members then toured the following properties:

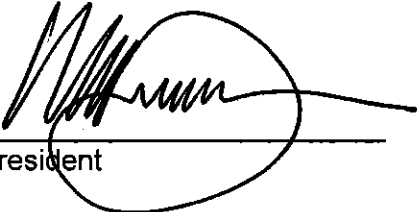
GILLESPIE HOUSE, 5863 W. TUXEDO TERRACE, CHC-2010-352-HCM, CD 4

WHITHALL GARDENS, 620-632 N. SWEETZER AVE, CHC-2010-360-HCM, CD 5

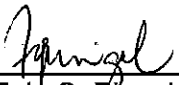
CHATEAU CHAUMONT, 855 S. SERRANO STREET, CHC-2010-357-HCM, CD 10

***Note:**

All tours are subject to change without notice. Public access to private properties not open to the public may be limited to Commissioners and City Staff. Access by the public may be subject to owner consent.



Richard Barron, President



Fely C. Ringol, Commission Executive Assistant
Cultural Heritage Commission

Adopted: 05/20/10