

RESOLUTION NO. 99-2191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD GRANTING IN PART THE APPEAL OF ANDRE KORNELIUS HILLDALE AND MARIANNE MARTIN AND UPHOLDING IN PART THE RECOMMENDATION OF THE CULTURAL HERITAGE COMMISSION AND DESIGNATING THE OLD SHERMAN THEMATIC GROUPING AS A CULTURAL RESOURCE, CONCERNING THE PROPERTIES AT 837-41, 843-45, 847-49 AND 873 SAN VICENTE BOULEVARD AND 8914 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA; AND DENYING THE DESIGNATION OF 838-40, 853, 863, 883, 889, 935 AND 966-70 SAN VICENTE BOULEVARD, 927, 931-33 AND 948-50 N. PALM AVENUE, 825, 829 AND 858 N. LARRABEE STREET AND 8924 CYNTHIA STREET, WEST HOLLYWOOD, CALIFORNIA.

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD HEREBY RESOLVES AS FOLLOWS:

Section 1. Todd Bianco filed an application for the designation of the structures at 837-41, 838-40, 843-45, 847-79, 853, 863, 873, 883, 889, 935 and 966-70 San Vicente Boulevard, 927, 931-33 and 948-50 N. Palm Avenue, 825, 829 and 858 N. Larrabee Street and 8914 and 8924 Cynthia Street, West Hollywood, California as a cultural resource comprising the Old Sherman Thematic District. The property owners and the occupants thereof, were notified that an application for nomination for the property had been filed and that review of the application had been scheduled for hearing before the Cultural Heritage Commission.

Section 2. The Cultural Heritage Commission held a public hearing on August 9, 1999, to review the nomination application, supporting documents, the staff report and oral and written testimony regarding the nomination of the above-referenced properties, and recommended designation of the nominated properties.

Section 3. The Cultural Heritage Commission recommended designation of the all of the nominated properties, with the exception of 825 and 858 N. Larrabee Street.

Ex A

ITEM 9.B. EXHIBIT B

Section 4. On August 9, 1999 and appeal was filed by Marianne Martin, and on August 10, 1999, an additional appeal was filed by Andre Kornelius Hilldale, LLC.

Section 5. A hearing before the City Council was scheduled, and the property owners and the occupants of the nominated properties were so notified, in a letter mailed on August 16, 1999. In addition, a notice was placed in the West Hollywood Independent on August 25, 1999.

Section 6. The City Council held a public hearing on September 7, 1999, to review the nomination application, supporting documents, the staff report and oral and written testimony regarding the nomination of the above-referenced properties.

Section 7. The City Council finds that the buildings at 853, 863, 883, 889, 935 and 966-70 San Vicente Boulevard, 927, 931-33 and 948-50 N. Palm Avenue, 825, 829 and 858 N. Larrabee Street and 8924 Cynthia Street have been altered and have lost their ability to evoke the historic feeling and association with the past, and are therefore not included in this district.

Section 8. After considering the relevant data and testimony, the City Council makes the following findings based upon Section 9458 of the Municipal Code, as regards 837-41, 843-45, 847-49 and 873 San Vicente Boulevard and 8914 Cynthia Street:

- a) The buildings reflect a special element of the city's cultural, social, and economic history and possess an integrity of location, design, setting, materials, workmanship, feeling and association because they are among the first residences of the town of Sherman; are located within the area of original settlement of Sherman; and possess common architectural elements, hipped roofs, narrow wood clapboard siding, simple endboards and window trim, extended eaves that are either boxed or have decorative brackets, and porches.
- b) The buildings contribute to the significance of an historic area, with a geographically definable area possessing a concentration of thematically related grouping of properties which contribute to each other and are unified aesthetically, by plan and physical development, because the buildings so nominated are all located within the area occupied by the Town of Sherman in its early development, and the buildings share common architectural elements, such as hipped roofs, narrow wood clapboard siding, simple window trim, extended eaves that are either boxed or have decorative brackets, and porches.
- c) The buildings reflect significant geographical patterns, including those associated with eras of settlement and growth, and a particular transportation mode because the nominated buildings formed the

residential community from which West Hollywood developed and were homes to the city's very first residents. They are representative of West Hollywood's birth as a distinctive city and evoke its humble origins. Further, the earliest inhabitants were connected with the Pacific Electric Railway, and electric railways played a most significant part in the low-density development pattern throughout the Los Angeles Basin.

- d) The buildings have a unique location because they nominated are all located within the area occupied by the Town of Sherman in its early development.
- e) The buildings are identified with a significant event in local history, because they were part of the city's founding. The simple buildings nominated in this district formed the residential community from which West Hollywood developed and were homes to the City's very first residents. They are representative of West Hollywood's birth as a distinctive City and evoke its modest beginnings.

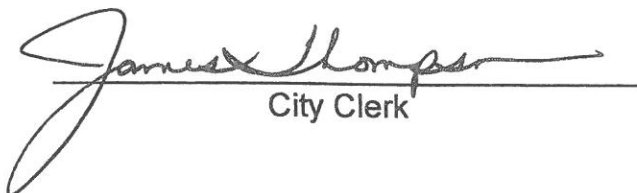
Section 9. Based on the foregoing findings, the City Council resolves that the structures located at 837-41, 843-45, 847-49 and 873 San Vicente Boulevard and 8914 Cynthia Street be designated as a cultural resource of the City of West Hollywood, as the Old Sherman Thematic Grouping. This designation applies only to the buildings herein named, and does not apply to accessory structures or to the interior of buildings. The structure at 873 San Vicente Boulevard may be relocated to 850 San Vicente Boulevard, subject to approval of the Cultural Heritage Commission.

Section 10. Based on the foregoing findings, the City Council resolves that the structures located at 838-40, 853, 863, 883, 889, 935 and 966-70 San Vicente Boulevard, 927, 931-33 and 948-50 N. Palm Avenue, 825, 829 and 858 N. Larrabee Street and 8924 Cynthia Street shall not be designated as cultural resources and these properties shall be removed from the list of potential cultural resources. This denial is without prejudice and shall not prevent reconsideration of designation, when initiated by the property owner, at any time.

PASSED, APPROVED AND ADOPTED THIS 1<sup>st</sup> day of November, 1999.

  
MAYOR

ATTEST:

  
City Clerk