

September 18, 2018

Agenda item #10

Doug Haines
La Mirada Ave. Neighborhood Association
P.O. Box 93596
Los Angeles, CA 90093

Date: 9/18/18
Submitted in PLUM Committee
Council File No: 18-0659
Item No.: 10
Communication from
Appellant

Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: 4321 Burns Ave. appeal; Council File 18-0659

Chair Huizer and honorable council members:

The proposed project at 4321 Burns Ave. has been improperly granted a Class 32 Categorical Exemption from review under the California Environmental Quality Act (CEQA). However, a Class 32 exemption is not permitted when there are cumulative impacts from similar projects in the vicinity of the project.

Please note the attached list of recent and current residential development projects near the 4321 Burns Ave. site that have also been deemed categorically exempt from CEQA, or are likely to receive a Class 32 exemption. These projects total 421 residential units. Adding such density is likely to create significant impacts to the environment, including but not limited to impacts to Traffic and Circulation, Public Resources, Land Use Planning, Population, Greenhouse Gas Emissions, and other factors.

Please note that this is a conservative list of recently proposed and approved discretionary projects, and is in no manner a complete list of all of the development on-going in the vicinity of development at 4321 Burns Ave.

Thank you,



Residential projects within vicinity of 4321 Burns Ave. that have not conducted environmental review

Address	Entitlement Request	Project description
4136 Normal Ave. Applicant: Chris Schwanitz 281 961-2466 Representative: ThreeSixty LLC	Small Lot Subdivision (AA 73520)	5-unit small lot subdivision on 7,752 sq. ft. lot.
4132 Normal Ave. Applicant: James Quai Chi Tran	4-unit Small Lot Subdivision AA-2018-721-PMLA-ZAA-SL; ENV-2018-722-EAF	Demo 1920, 3-unit house for 36-foot-tall small lot subdivision
4344 Willow Brook Ave. Applicant: Todd Neal Representative: Rubens Calderon 626 318-2168	Small lot subdivision (VTT-73277-SL; ENV-2015-3400-EAF)	5-unit subdivision in the RD 1.5-1XL Zone.
540 N. Commonwealth Ave. Owner: Yaron Hochdorf Rep: Nick Kazemi 818 999-9890	Demo existing single-family home and construct 2 condos AA-2018-3059-PMLA; ENV-2018-3058-CE	Demo house in R2 Zone and subdivide lot for two condos
627 N. Juanita Ave. Applicant: Gabe Jones/Jeff King Rep: Veronica Becerra 213 272-4784	Demo 1910 home to build a 17-unit, 5-story, 48-foot-tall apartment w/2 affordable units and 13 parking spaces DIR 2018-1421-SPP ADM 2017-5317-TOC ENV-2018-1422	TOC project requesting 70% density increase, 22-foot height increase, reduced side yards and open space
646 N. Virgil; 3976 Melrose Ave. Applicant: Todd Waxman 310 770-6211 Representative: Jeff Farrington 4site Real Estate 818 726-4818	24-unit mixed use, adjustment for 55 feet (5 stories) and 20% reduced open space (DIR 2015-4274)	24-unit condo with 2,074 sq. ft. retail. 48 parking spaces, combine 12 guest/retail spaces.
1125 N. Virgil Ave. Donald Holtz, Holtz Architecture 213 377-5550 Owner Robert Berry	Project Permit Compliance Review add two duplexes to rear of single family home. DIR-2016-2632-SPP	
4652-4658 La Mirada Ave. Applicant: Farhad Nikoo, Sunset Media Rep: Design and Construction (818) 755-9000	10-unit Small Lot Subdivision VTT-74357-SL DIR 2017-2525-SPE-SPP-SPPA-ZAA ENV 2017-2524-EAF	Demo 5 RSO units on two lots of bungalow court /duplex, build 10-unit SLS, w/Exception to SNAP to join 2 lots of 16,175 sq. ft., 36-foot height in lieu of 30 max, 10-foot side

		yard fence, reduce open space from 20 ft. to 16 feet
4575 Santa Monica Blvd. Applicant Amirali Shakoorian	12-unit TOC Apartment bldg. DIR-2018-347-TOC-SPP-SPPA-WDI; ENV-2018-348-EAF	Demo two 2-story auto repair garages; construction of a 5-story, 60-foot tall, 12-unit, 14,000 sq. ft. apartment C2-1D Zone and Subarea B of the Specific Plan.
600 N. Vermont Ave. Applicant: Saeed Kohanoff. Rep Kings Wood.	79-unit, 4-story, 51-foot-tall, 153,475 sq. ft. with 14,780 retail CPC 2016-2852	Mixed use density bonus, demo existing retail, 35% density bonus, average FAR, increase height 18 feet, tie 7 lots
1245 N. New Hampshire	9-unit, 3-story condo w/25 parking spaces.	Demo 1907 home
1119-1121 N. Berendo St. Applicant: Darryl White 310 448-9500 Rep: Aaron Brumer: 310 422-9234	Two 2-unit duplexes DIR 2017-1989-SPP-SPPA	Project Permit Compliance review; Demo 1921 duplex; adjustment for 20% reduction front yard
1118 N. Heliotrope Applicant: David Vivanco Rep: Lucio Rivera 323 246-4815	Two 3-story duplexes DIR 2017-2481-SPP	After-the-fact approval of illegal demo of 1920 single-family home, construction of 2 30-foot-tall duplexes
1111-1117 N. Kenmore Ave. Applicant: Jacques Mashihi 310 855-0823	21-unit apt. w/3 affordable units DIR 2017-2254-DB	Density bonus 21-unit apt. 45-feet tall, 35% density increase, 20% reduction rear yard, height increase
1223 N. Edgemont Applicant: Paul Schon 858 361-9334 Rep.: Eric Lieberman 818 997-8033	13-unit apt. w/1 affordable unit DIR 2017-2402-SPP	Illegally demo 1919 single-family home, construct 13-unit, 3-level apt. 38-feet tall, 28% density increase and 8-foot height increase
415 N. Hoover St. (ZA 2001-3205-ZV-ZAA-ZAD-SPP-PA2; ENV 2015-1376-CE) Applicant: Gateways Hospital Mara Pelsman 323 644-2000	Plan approval and expansion by 6 beds.	Expansion.
4527 Lexington Ave.	Demolition of existing church and	26-foot tall, 4,224 sq.

Applicant: James Gann Representative: Lucio Rivera, Adaptive Design 323 584-0299	construction of 2 new 2-story duplexes. (DIR 2015-4317)	ft. project on a 6,400 sq. ft. lot in the RD1.5-1XL Zone
4522 Lexington Ave. Applicant: Matthew Foss 310 227-6577	Project Permit Compliance 9-unit apt. DIR 2016-1086-SPP	
Vermont/Santa Monica Metro station affordable housing project Applicant: Little Tokyo Service Center	Transit Oriented Community Permanent Supportive Housing project.	196 units with 12,986 sq. ft. of commercial
4635-4637 Lexington Ave. Applicant: Stephen Morris, Sigil Realty Co. LLC. 310 730-9066 Rep.: Lucio Rivera, RDCS Inc., 323 246-4815	Demolish 1923 3-bed home for 1 house, 2 duplexes. DIR 2017-1739-SPP	Project Permit Compliance Review

TOTAL 421 UNITS NEAR 4321 BURNS AVE.

#10

CITY OF LOS ANGELES

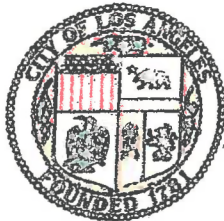
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EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

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June 26, 2017

COPY

Mr. Kevin Golden, Deputy Advisory Agency
City of Los Angeles, City Planning Department
200 N. Spring Street, 7TH Floor
Los Angeles, CA 90012

Re: VTT-73056-SL; ENV-2014-4125-CE; DIR 2014-4124-SP-SPPA. 4321 Burns Ave.

The Board of Directors of the East Hollywood Neighborhood Council voted unanimously at its June 19, 2017 regular meeting to oppose a request by applicants Chris Schwantiz and Matthew Hayden for approval of a six-unit small lot subdivision located at 4321 Burns Ave. The vote of the Board was 11 to zero.

The vote of the Board to oppose the proposed development is based upon the following: 1) The environmental clearance of a Categorical Exemption is improper, and at a minimum a Mitigated Negative Declaration is necessary due to the presence of a potentially historic 1904 Craftsman duplex on the project site; 2) The historic resource report by the Orange County firm Scientific Resource Surveys, Inc. fails to follow established criteria for historic resource analysis, and therefore is inadequate as a basis for environmental review; 3) The findings for an adjustment for increased height are not justified; 4) The overall design of the project fails to incorporate articulated building elements and other features required under the Design Guidelines of the Vermont/Western Transit Oriented District Specific Plan; and 5) The 1904 Craftsman duplex is a critical historic resource and must be incorporated within any development on the project site.

During its deliberations, the Board thoroughly discussed the benefits of increased housing stock versus retention of the 1904 Craftsman duplex, concluding that the project can include the duplex within the development, with no sacrifice of units.

The vote of the Board follows a May 18, 2017 unanimous vote of the Planning Entitlement Review Committee to strongly oppose the proposed development. The Planning Committee originally reviewed the project as a proposed 5-unit development on July 1, 2015, when the parcel was under different ownership. The current applicant failed to provide the committee with updated plans prior to the City Planning Department's public hearing on April 27, 2017. The Committee's conclusions regarding retention of the 1904 Craftsman duplex are based upon the analysis of the members of the committee, which includes architects Bill Roschen and Edward Hunt, and historian Charles Fisher.

Arasele Torrez, President
East Hollywood Neighborhood Council

OFFENHAUSER / MEKEEL ■ ARCHITECTS

Clerk for PLUM Committee
City of Los Angeles
Council File #18-0659
VTT-73056-SL-1A
Re 4321-23 W. Burns Ave.

September 16, 2018

To the PLUM Committee:

You are taking under consideration a project for a small lot subdivision which proposes demolishing an existing Craftsman duplex. I am writing to address the alarming rate of demolishing these characteristic early Los Angeles buildings, and the missed opportunity of saving them by prejudging them in the City Planning process.

An historian who is one of the most familiar experts to prepare historic evaluations for the Los Angeles Cultural Heritage Commission has reported to you that the integrity of this Craftsman duplex is greater than what has been reported by the developer's hired historians, and that the increasing rarity of buildings of this age and type in central Los Angeles neighborhoods should be analyzed to understand the significance of its demolition. . His report calls for a more thorough investigation than afforded so far.

This VTT application was processed with a Categorical Exemption. In their appeal of the VTT approval, the appellant called for a more thorough investigation of historic status and the effect of the proposed demolition in an EIR.

In denying the appeal, the City argues that the appellant's historian has not delved far enough into the description of the property's integrity or into the cumulative loss of buildings of this type and style. That is precisely the point. The appellant shouldn't have to do the work of an EIR. Our City is catching up, but we don't have thorough-enough historic listings yet to skip the investigation in an EIR.

I encourage you to take the appellant's request seriously, and allow further facts to be evaluated on the significance of this building through the requested EIR. (An EIR also affords a critical step of looking at project alternatives, which in this case might include retaining the duplex as a part of the new small lot project.)

My office is very close to a project where the developer's historic consultant (Kaplan) integrated two quotidian West Hollywood Craftsman homes into a new development -- when the Commission I served on would not allow their demolition. The project was a great success.

Respectfully submitted,


Frances Offenhauser

OFFENHAUSER/MEKEEL ARCHITECTS

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Firm Profile

Offenhauser/Mekeel Architects is one of a small number of Los Angeles firms specializing in architectural design in authentic styles. Built from a love of the Los Angeles region and an appreciation of historical achievements, they infuse beauty and strong design into preservation and new construction projects. They have a unique knowledge of construction materials and issues, and manage their projects carefully and knowledgeably.

Hands-on: The OMA principals are unusually skilled in construction and development issues. They bring a real-world approach to their architecture because they have performed every role on the building team. Half of the practice involves real estate development and construction contracting. The other is a professional architectural practice focusing on high-end residential and landmark historic rehabilitation. Their skills are also successfully applied to urban design and community planning, and historic consulting.

The office stays generally at 10 persons so that both Offenhauser and Mekeel can give personal attention to their projects. Individual projects currently range from \$1 million to \$10 million. Their development portfolio is currently at \$12 million.

Quality Design: The hallmark of the firm, however, is high-quality design. The firm has been honored with many local and national awards for preservation and design; has been published in *Architectural Digest* and other prestigious magazines; has an extraordinary record of repeat clients; and has commissions for the higher end of architectural work.

They are fortunate to have continuing commissions from the Academy of Motion Picture Arts and Sciences. For the Academy, they transformed the Spanish Revival "Beverly Hills Waterworks" into the Fairbanks Center for Motion Picture Study – the world's premier library of print materials about film. They served as Academy architect liaison for the Oscars production in the Kodak Theatre. And they renovated the Academy's headquarters office building, accomplished without moving the staff while they were producing the Oscars! They currently are transforming Claud Beelman's historic 120,000 sf Mutual Don Lee Studios into the Academy's Pickford Center for Motion Picture Study.

Landmark Projects: Offenhauser/Mekeel Architects have been involved with some of the region's most important landmarks, such as Los Angeles' Union Station; the California Science Center façade reconstruction; the L.A. Armory Building; the 1932 Olympic Swim Stadium and Clubhouse in Exposition Park; the Pan Pacific Auditorium; the Mt. Whitney Fish Hatchery; the downtown Broadway department store; the Santa Barbara Armory; the Clark Library; the Hollywood Heritage Museum fire damage repair; and many more. Recently they have been architect for two Deco office building restorations in Hollywood.

Residential Estates: Offenhauser and Mekeel are fortunate to have designed homes and estates at the high end of Los Angeles residential work, with a lengthy list of film and music industry celebrity clients. The firm has been involved both as architect, design/build contractor, and developer of many historic residences and estates, including Frank Lloyd Wright's La Miniatura; the UCLA Chancellor's residence; design/build restorations of four Victorians for USC Real Estate Development; two Paul Williams landmark estates; and restoration of the Buckland Studios. Almost all of this work included seismic retrofits.

Prior Work: Both principals of Offenhauser/Mekeel gained their experience in design and management of projects in the \$15- \$100 million range at Gruen Associates prior to opening their own office. There they were responsible for such notable local designs as the reuse of the Streamline Moderne Pan Pacific Auditorium and the flagship J.W. Marriott Hotel in Century City.



In the fall of 1987, Ms. Offenhauser left Gruen Associates to join Catlett Construction as Vice President for Architecture. She rehabilitated National Register apartment and hotel properties - responsible for all design and employing a fifty-man construction crew. While there, she contracted for four design/build renovations and conversions of West Adams area landmark Victorian mansions for USC Real Estate Development. She concurrently traveled extensively to Puerto Rico, master planning the repositioning of the 500,000sf El Conquistador resort, which opened in 1995.

Richard **BARRON** / Architects Inc

4926 Sycamore Terrace
Los Angeles CA 90042
Telephone 213 304 4426
Fax 213 234 6481
Email info@richardbarron.com
Url <http://richardbarron.com>

July 30, 2018

Los Angeles Planning Department
LA City Hall
200 N Spring Street
Los Angeles CA 90012

RE: Charles Fisher, Historic Consultant

To Whom It May Concern:

I have known Mr Fisher for over 30 years, I first met Charles when we were both community activists in Highland Park. We worked together on creating the seventh & largest HPOZ in the city of Los Angeles.

I believe Mr Fisher has successfully been the applicant for more Cultural Monuments than any other consultant.

I realize that Mr Fisher does not have a degree in preservation. But he has over 30 years of experience working in the historic preservation field.

I have been on the Cultural Heritage Commission for 14 years and have worked with many people who are considered preservation professionals. It has been relatively recently that planning and architectural schools have offered education in building preservation. Many of the people I work with at the Commission do not have specific education in preservation. I for one, have a degree in architecture, but I never had a class in historic preservation. My office has won many awards in historic preservation. I like many have a fondness for persevering our architectural heritage and I learned on the job. I believe I am qualified to call myself a historic preservation professional.

I have no doubt that Mr Fisher is a qualified historic preservation professional and he has learned this craft by his love and devotion to the subject, which in my mind is more important than any degree.

When Charles called and asked for a letter of support, I was humored. I can think of so many successful people that are not degree holders that have made major contributions to our well being and culture. Charles Fisher is just another one on that list.

I support Mr Fisher as a Historic Consultant to the fullest degree.

Sincerely



Richard Barron

Cultural Heritage Commission, President

Office of

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Cultural Heritage Commissioners



Richard Barron, AIA is a registered architect and has practiced architecture in Los Angeles for 30 years. Since 1987, he has been Principal of Richard Barron/Architects Inc., where he has specialized in the rehabilitation of historic structures for affordable housing. He has won Preservation Awards from the Los Angeles Conservancy and California Preservation Foundation for the rehabilitation of St. Andrew's Bungalow Court in Hollywood, for the adaptive reuse of downtown Los Angeles' St. George Hotel as affordable housing, and for the adaptive reuse of Hollywood's Palomar Hotel, site of a tragic, deadly fire in 2001, as senior apartments. As a founding member of the Highland Park

Neighborhood Association, he helped spearhead the passage of a Historic Preservation Overlay Zone (HPOZ) for Highland Park, and has served on the Highland Park HPOZ Board since its inception.



Pilar Buelna has extensive experience in the non-profit sector and currently serves as Divisional Director of Social Services for The Salvation Army Southern California. She was previously the Director of the Parent Information & Resource Center at Families in Schools, with a focus on increasing student achievement through parental involvement. She has also served as board secretary for Equitas Academy Charter School, located in the Pico Union area where she was raised, and as president of the Parent Leadership Board for Sacred Heart High School. In September 2013, Mayor Eric Garcetti appointed her to the El Pueblo de Los Angeles Historic Monument Authority, where she served as vice president of the Commission. She received a Master's in Social Work from San Diego State University, a Bachelor's in English Literature from California State University

Northridge, and is a licensed psychotherapist in the state of California.



Diane Kanner brings to the Commission a background in journalism and public relations. Her interests in history and historic preservation have led to significant involvements with the Junior League of Los Angeles, First Congregational Church of Los Angeles, the Los Feliz Improvement Association and the Los Angeles City Historical Society. She is the author of the book [Wallace Neff and the Grand Houses of the Golden State](#), about which a Los Angeles Times reviewer wrote, "it is unusual to find such good, clear writing in a picture book. Kanner captures the spirit of Neff's work." She is currently preparing a manuscript on Dorothy Buffum Chandler's role in the creation of

WIKIPEDIA

Charles J. Fisher

Charles J. Fisher is an American published author^[1] and Los Angeles-based historic preservation activist^{[2][3]} who has successfully nominated more than 140 historic buildings as City of Los Angeles Historic-Cultural Monuments.^[4]

Fisher, a native Angeleno, together with other historical preservation advocates, founded the Highland Park Heritage Trust in 1982 to halt the demolition of pristine Craftsman and Mission Revival homes in favor of low-quality, high-density apartment structures.^[5] The Heritage Trust historic survey assessed hundreds of properties^[6] to create the Highland Park Historic Preservation Overlay Zone (Highland Park-Garvanza HPOZ), the largest Historic Preservation Overlay Zone in the city of Los Angeles. Fisher has served three times as president of the Heritage Trust, and serves on the Highland Park HPOZ board.

Fisher has worked in conjunction with the Los Angeles Conservancy,^[7] the Highland Park Heritage Trust, various historical societies,^{[8][9]} and numerous Los Angeles neighborhood councils,^[10] resident's groups, community groups,^[11] and advocacy groups^{[12][13]} to preserve Los Angeles' unique historic architectural and cultural legacy.

He also the author of two books, *Highland Park* (2008) and *Garvanza* (2010), both published by Arcadia Press. He is working on a comprehensive book giving a history of each of the Los Angeles City Historic Cultural Monuments.

Successful monument nominations

Year	Monument #	Monument name
		City of Los Angeles
2016	1130	Hollywood Palladium
	1117	Welfer Residence
	1116	Albert Van Luit Complex
	1114	Redwine Building
	1110	Restovich House
	1109	Casa de Mi Sueño
	1103	Sheldon-Graves House
	1104	Hammers House
2015	1100	Polito House
	1099	Fernbacher Flats
	1097	Fifth Church of Christ Scientist
	1094	Gillespie House
	1084	Villa Minola
	1083	Zieger House
2014	1073	Charles C. Hurd Residence
	1071	York Boulevard Church of Christ
	1070	The Polynesian
	1069	Hlaffer-Courcier Residence
	1068	J. W. Blank Residence
	1061	Abraham Gore Residence
2013	1041	Donnelly House
	1038	Gibbons-Del Rio Residence
	1037	Southaven
	1027	John Anson Ford Residence
	1026	Sherwood House
	1025	Durex Model Home
	1024	Lechner House
2012	1022	Los Angeles Department of Water and Power General Office Building
	1020	Firestone Tire Company Building
	1018	Thorsen Residence
	1017	Young-Gribbling Residence
	1015	Stein House
	1010	North Sycamore Chateau

2011	1004	Richard Henry Dana Branch Library
	999	Marsh Duplex
	998	Boettcher House
	997	Clifford Clinton Residence
	996	Garden of Oz
	994	Arensberg-Stendahl Home Gallery
	992	T. R. Craig Residence "Peppergate Ranch"
2010	986	Lento Brick Court
	985	Sun Realty Company Building
	984	Spreckels Building
	979	Venice West Cafe
	973	Henry Shire Residence
	972	Shire Art House
	971	Villa Palombo-Tagneri
2009	<u>952</u>	Kaye Residence ^{[9][9]}
	<u>951</u>	James F. Real Studio-Office ^[9]
	<u>950</u>	Original Echo Park Clubhouse ^[8]
	949	Bank of America – Echo Park Branch ^[8]
	944	Hermon Car Wall ^{[10][14]}
	943	Heerman Estate ^[9]
2008	939	The Black Cat Tavern ^[12]
	932	Clarence G. Badger Residence ^[15]
	931	Castle Crag ^[16]
	929	Oliver Flats ^[17]
	928	Chateau Alpine ^[13]
	927	Sturdevant Bungalow
	924	Bigford Residence ^[13]
	923	Kennedy-Solow Residence ^[13]
	922	Edward A. "Tink" Adams House ^[13]
	916	Petitfils Residence ^[18]
	915	Victor Rossetti Residence ^[18]
	913	Blackburn Residence ^[18]
	899	Charles C. Chapman Building ^[19]

2007	897	Haven of Rest ^[19]
	894	Monroe Cottage ^[20]
	893	Castera Residence ^[7]
	890	Waite Residence ^[20]
	889	McNary House ^[21]
	878	Arwin Manor ^[22]
	877	Wilkins House ^{[20][23]}
	874	Garber House ^[23]
	872	Raphael Junction Block Building (New York Suspender Factory-California Ice Company) ^[24]
	870	San Marino Villas ^{[25][26]}
	868	O'Neil Duplex No. 1 ^[27]
	861	Monsignor O'Brien House
	859	Orchard Gables Cottage
2006	858	One Hundred North Sycamore
	855	Statton Residence
	854	Cline Residence and Museum
	849	Nickel-Leong Mansion
	844	Purviance Residence (Initially rejected, adopted after City Council motion by <u>Eric Garcetti</u>) ^{[11][28]}
	840	Amsalem A. Ernst House
	839	Paul Landacre Cabin
2005	827	Arthur B. Benton Residence
	824	Mary Stilson Residence ^[29]
	823	Marshall Flats ^[30]
	810	Edward J. Borgmeyer House ^[31]
	809	Franklin T. Briles Residence ^[32]
	805	J. A. Howsley House ^[33]
	802	Hodel Residence and Teahouse ^[33]
	796	Jacobsen Duplex
	163	Site of Walt Disney Studio (Nominated in 2005 to annex the site of the Animator's School.)
2004	781	Mills Cottage
	778	Murdock Residence
	614	Wolford House

1994	613	Scholfield House
	612	Bircher-Share Residence
	611	Minster Residence
1993	585	Occidental College Hall of Letters Building (Savoy Apartments)
	582	W. F. Poor Residence
	581	York Boulevard State Bank - Bank of America and Store Fronts
	575	Security Trust and Savings Bank (Highland Park Branch)
1992	565	Charles H. Greenshaw Residence
	564	E. A. Spencer Estate
	558	Department of Water and Power Distributing Station No. 2
	556	Charlie and Nettie Williams Home
1991	550	A. J. Madison House
	549	Highland Theatre Building
	541	Reverend Williel Thomson Residence
	540	Piper House (Site of - Destroyed by Fire in 1992)
	539	J. E. Maxwell Residence
	529	<u>Montecito View House</u> ^[34]
	528	Dr. Franklin S. Whaley Residence
	516	St. Johns Episcopal Church
1990	508	Gilmore Gasoline Service Station
	503	Wachtel Studio-Home and Eucalyptus Grove
	494	Kelman Residence and Carriage Barn
	493	Casa de Adobe
	492	Arroyo Seco Bank Building
	491	James B. Booth Residence and Carriage House
	483	J. B. Merrill House
	482	Arthur S. Bent House
	481	Mauer House
1989	470	Ivar I. Phillips Residence
	469	Ivar I. Phillips Dwelling
	464	Fargo House
	443	Bowman Residence (Exterior only)
	442	Albion Cottages and Milagro Market
	437	A. H. Judson Estate (Site of - Demolished in 1992)
	418	George W. Wilson Estate (Site of - Destroyed by Fire on December 14, 1989)

	416	Zieglar Estate
	413	Octagon House (Heritage Square)
	412	Garvanza Pumping Station and Site of Highland Reservoir
	411	Robert Edmund Williams House (Hathaway Home for Children)
1988	404	Los Angeles Railway Huron Substation
	402	Frederic M. Ashley House
	400	Sunrise Court
	395	H. Stanley Bent House (Including Carriage House and Front Fountain)
	394	<u>Ernest and Florence Bent Halstead House and Grounds</u>
	393	Wiles House and Grounds
	392	Treehaven, Guest House and Grounds
	389	C. M. Church House
	380	Reeves House
	379	Morrell House
	378	Wheeler-Smith House
	377	Ollie Tract (except Lot 7)
	376	William U. Smith House and Arroyo Stone Wall
	375	Putnam House
	374	G. W. E. Griffith House
	373	Arroyo Stone House and Arroyo Stone Wall
	372	Mary P. Field House and Arroyo Stone Wall
	371	Tustin House and Arroyo Stone Wall
	370	Herivel House and Arroyo Stone Wall
	369	Johnson House and Arroyo Stone Wall
	366	Latter House and Arroyo Stone Wall
	339	Santa Fe's Arroyo Seco Bridge ^[35]
	338	Drake House
		City of Ojai
2012	20	Arbolada House "B"
		City of Sierra Madre
2014	49	Blumer Farmhouse
		County of Ventura
2010	169	William Ford Residence
	170	Acacia Mansion

Historical Resources Evaluation



**Funk-Rosen Duplex
4321-23 W. Burns Avenue
Lot 166, Connor's Subdivision of the Johannsen Tract
15 MR 86**

Prepared by:

**Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042**

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Section I

Executive Summary

The purpose of this report is to evaluate the structure located at 4321-23 Burns Avenue in the East Hollywood Community of Los Angeles California, to provide a history of the residence and to determine whether it meets the requirements as a historical resource in accordance with Section 15064.5 of the California Environmental Quality Act (CEQA) guidelines. The ultimate conclusions in this report represent the professional opinions of the author and are based on the data that has been found through research of the historical and architectural background of the subject property that was available at the time of preparation, as well as the application of local, state and federal criteria of eligibility as well as the best professional practices.

The author is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 160 Historic Cultural Monument Nominations for the City of Los Angeles, as well as research and documentation of numerous other historic structures.

Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service. The author has also served as the Vice Chairman and Commercial Chair of the Los Angeles Conservancy Modern Committee (ModCom).

The resource to be evaluated is a 1-story 8-room two-family residence, designed and built in 1914 by H. E. Elliot at 922 E. Vernon Avenue, and relocated to 4321-23 Burns Avenue in 1921, and is now situated on Lot 166 of Connor's Subdivision of the Johannsen Tract, which is recorded in Book 15, Page 86 of Miscellaneous Records of Los Angeles County , and is identified with County Assessor's Parcel No. 5539-008-021.

The structure is not presently listed on any local, state or federal register nor is it listed as a contributor to any local, state or federal historic district. The building is not documented in any historic resources survey, but has been reviewed in two previous assessments prepared by Scientific Resource Surveys, Inc. in 2015 and Kaplan Chen Kaplan in 2017.

This report will provide a more detailed analysis of this property and determine whether the status code assigned by the earlier reports is appropriate for the resource.

Section II

Methodology

In evaluating a potential historic property, several criteria are employed, including an analysis of architectural and historical significance, as well as specific evaluations as to whether the subject property meets the various requirements for it to be considered historic.

These requirements may include the age and rarity of the design, significance of an architect, builder or owner/resident of the property, along with how the structure relates to its historic context, how much of its own architectural integrity has survived as well as whether non-historic alterations can be easily reversed.

Age and rarity are important criteria here. The house was built 103 years ago and relocated to the present site 97 years ago. Integrity is also important, as inappropriate alterations tend to degrade the historic fabric of a resource.

A complete search of permits was conducted for those issued between 1914 and the present and are listed in Chapter V under construction history and permits. The permits themselves are included as an addendum to this report. The house was constructed as a duplex and remains do at the present time.

A site visit was made on April 22, 2018, including interior inspection of the house through a window, with photo documentation of the structure being done at that time. There do not appear to be any historic photos extant.

An analysis was also made of the history of the structures including owners, occupants, using various public records, such as census data, death records and newspaper citations. Some historical context was also gathered from previously published books and articles as noted in the bibliography.

Section III

Historic Property Regulations

In a determination of eligibility, a potential historic resource must be considered under the California Environmental Quality Act (CEQA) to determine if it is eligible for the California Register of Historic Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). There are only a handful of differences in the standards for the National and California Registers. The California Register has a slightly lower integrity requirement than the National Register. A resource is also presumed to be historic if it is locally listed or has been identified as historically significant in a historic resources survey.

However, a preponderance of evidence could show that a property so listed is either no longer historic due to alterations subsequent to a survey or further examination has found that it does not meet the criteria and requirements set forth in the California Register. The National and California Register programs are discussed below.

National Register of Historic Places

The National Register is described in Title 36 of the Code of Federal Regulations as “an authoritative guide to be used by federal, state or local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be protected from destruction or impairment.”

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possesses high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity”, which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance, that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that aspect to qualify for the National Register.

The National Register also allows for the establishment of historic districts, where the properties may not be eligible for individual listing, but as a grouping, convey both the integrity and context to meet one or more of the four criteria.

California Register of Historic Resources

The California Register was established in 1992, when Governor Pete Wilson signed Assembly Bill 2881. Like the National Register, the California Register is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of all California properties that are listed on or determined eligible for the National Register and all California Landmarks from No. 770 up, which are automatically listed, as well as others that are directly nominated by an application processed through a public hearing process and are determined eligible for listing by the State Historic Resources Commission (SHRC). In addition, those California Points of Historical Interest that have been evaluated by the Office

of Historic Preservation (OHP) and have been recommended to the SHRC are automatically listed.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance the local, state or national level, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings sites, structures, objects and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand their historical importance. While the criteria for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that the resources reflect their appearance during their period of significance.

Los Angeles Historic Cultural Monument

The Los Angeles Historic Cultural Monument (HCM) ordinance, along with the cities Cultural Heritage Board (now Commission) was established in 1962 by the Los Angeles City Council to block the imminent demolition of the Leonis Adobe (HCM #1) and to protect five other sites. Like the National Register and the California Register it is used by state and local agencies, private groups and individual citizens to identify and list historic resources and to help determine which resources are to

be protected, to the extent prudent and feasible, from substantial adverse impacts. There are presently over 1075 Los Angeles HCMs. In addition, the city has established 29 Historic Preservation Overlay Zones (HPOZs) since 1982.

Those resources that are individually listed or are within an established HPOZ are also subject to CEQA review for issues of demolition or substantial alteration.

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural

monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or
- which are identified with historic personages or with important events in the main currents of national, state, or local history; or
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; or
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

There is no age requirement for designation, although a resource must have demonstrated its historic importance. At the present time there is no specific requirement that the resource display integrity, however the commission has always made their determinations taking integrity or lack of as a criteria. The Cultural Heritage ordinance is presently reviewed and the new language, once adopted, will most likely contain the following section on integrity:

“Retains Integrity from its Period of Significance. Proposed Monuments do not need to retain all aspects of Integrity, but should retain a sufficient degree of those aspects of Integrity that relate to why it is significant. Flexibility shall be used in assessing Integrity, particularly when a proposed Monument is significant under designation criteria 1 or 2 above. A proposed Monument’s deferred maintenance or dilapidated condition shall not, on their own, be construed to equate to a loss of Integrity.”

Section IV

Architectural Description

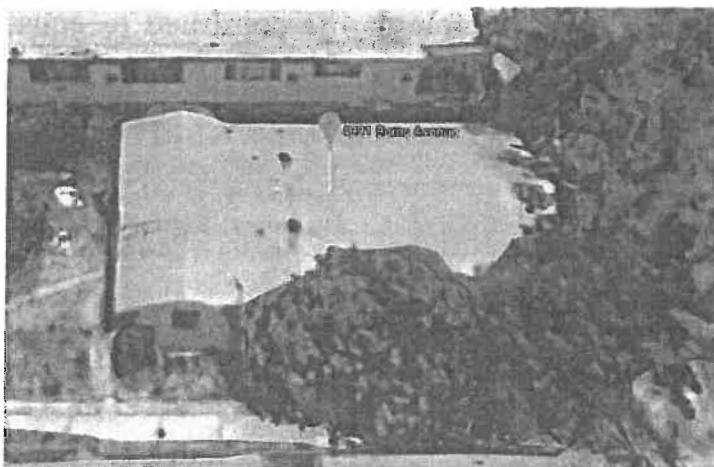
The house at 4321-23 Burns Avenue as a 1-story Craftsman 2-family residence with a single front to rear hipped gable ending in a smaller transverse gable at the rear of the house. The house is clad in alternating wide and narrow horizontal siding with the front pediment clad in alternating medium and short squared shingles topped by a large lattice vent at the apex, with the exposed roof overhang supported by three square purlins at the apex and at each of the side walls. A simple barge board is across the front of the rafters. A long narrow horizontal window with sixteen square lights is at the center of the pediment, which has a thick square beam at its base over the front porch. The side roofs are supported by small square rafters

The porch is supported by two short Tuscan columns set atop cast stone piers. The concrete porch is accessed by a central concrete staircase flanked by cast stone stoops with fluted concrete capstones. The porch railing is three rows of alternating small rectangular cast stones with open spaces between each stone and a concrete railing.

The windows are mostly wood casements with a row of vertical rectangular lights at the top. The two front doors are set apart from the center with large rectangular fixed pane windows, topped with the same light design as the casements between each door and the side walls. Most of the side and rear windows have been covered with burglar bars. The windows have wide wooden frames topped by extending lentils.

The mirror image interior features include hardwood floors, built in cabinetry, including dining room buffets, picture rails and thick base boards.

The front of the house is mostly hidden behind an overgrown front yard.



Google Earth Satellite view shows the Olsen House, 2015.

Section V

Architectural Significance

The Funk-Rosen Duplex is an example of the type of Craftsman construction that was in vogue just prior to the First World War. It was designed by the contractor that constructed it and makes the use of several fine design elements, such as the thick and thin siding pattern and the same look to the shingles on the front pediment, wide window lentils, multi light windows, decorative concrete and classical symmetry.

The house remains virtually unaltered and is, therefore an intact example of a Craftsman duplex. It is important that the occupancy has remained as it was in the beginning.

The duplex is one of the earliest homes in the 4300 block of Burns Avenue, having been relocated there in 1921, just seven years after its original construction. All but two of the other buildings in the block were built between 1914 and 1964, with only two extant properties being developed prior to 1921. The other two being apartment buildings located at 4330 Burns Avenue, which were built in 1985 and replaced a house at 4338 Burns Avenue, that was built in 1935 (which replaced an even earlier dwelling). The properties are noted below:

STREET NUMBER	CONSTRUCTION DATE	TYPE OF USE	ARCHITECTURAL STYLE	RATING	PHOTO PAGE
875 N Virgil	1932	Commercial	Utilitarian	Altered-Contributor	23
4308 Burns	1954	Commercial	Utilitarian	Altered-Contributor	23
901-03 N Virgil	1921	Duplex	Mission Revival	Altered-Contributor	24
4307-09 Burns	1921	Duplex	Mission Revival	Altered-Contributor	24
4312-16 Burns	1923	Courtyard Apartments	Mission Revival	Altered-Contributor	25
4315 Burns	1964	Apartment Building	Googie Dingbat	Contributor*	25
4321-23 Burns	1914/21	Duplex	Craftsman	Contributor	15-22
4324 Burns	1929	Apartment Building	Islamic Revival	Contributor*	26
4327-29 1/4 Burns	1919-1920	Bungalow Court	Colonial Revival	Contributor	26
4330 Burns	1985	2 Apartment Buildings	Stucco Box	Non-Contributor	27
4337 Burns	1964	Apartment Building	Dingbat	Contributor	27
4342-46 Burns	1923	Bungalow Court	Mission Revival	Contributor*	28
4343-45 Burns	1920	4-Flats	Mediterranean Revival	Contributor	28
4347-49 Burns	1920	4-Flats	Mediterranean Revival	Contributor	29
4348-52 Burns	1921	4-Flats	Mediterranean Revival	Contributor	29
4356 Burns	1931	4-Flats	Spanish Colonial Revival	Non-Contributor†	30
4357-59 Burns	1921	4-Flats	Mission Revival	Contributor	30
4362 Burns	1939	Apartment Building	Spanish Colonial Revival	Contributor	31
4365 Burns	1923	Apartment Building	Spanish Colonial Revival	Contributor	31

* Potential Historic Cultural Monument.

† Non Contributing due to window change outs done in 2006.

The above analysis of the 4300 Block of Burns Avenue shows a mixture of architectural styles during the period of significance with the subject house being moved onto the street at the time most of the development occurred.

Section VI

Construction History and Permits

The permit history reveals that this property has had very few changes made over the years. The original construction permit, issued on April 3, 1914 notes the architect and builder as H. E. Elliott and Mrs. H. E. Funk as the owner, at 922-24 E. Vernon Avenue, at a cost of \$2,500.00. A second permit issued the same day calls for an additional single family residence at the rear of the lot. There was also another small cottage that had been built around 1902. By 1921, the land had been earmarked for a new school and the houses were removed. The duplex was moved to its present site at 4321-23 Burns Avenue, a distance of some 20 miles, by Hiram Rosen, at a cost of \$250.00.

The neighborhood on Burns Avenue was just beginning to fully develop in 1921, when the 7-year old duplex was set on its new concrete foundation. The moving permit, which was issued on November 21, 1921, also called for painting, papering and plumbing work on the house. A second permit was issued on February 14, 1922 for the construction of a four car garage at the cost of \$400.00.

There are no other permits on file, which is indicative of the fact that the duplex appears to be unaltered with all siding, windows and doors being intact.

Building Permit History
4321-23 Burns Avenue
East Hollywood

April 3, 1914: Building Permit No. 7075 to construct a 1-story 7-room 30' X 54' frame 2-family residence at 922 E. Vernon Avenue on Lot 2, Block 2 of H. M. Ames First Subdivision of Vernon.
Owner: Mrs. H. E. Funk
Architect: H. E. Elliott
Contractor: H. E. Elliott
Cost: \$2,500.00

November 21, 1921: Building Permit No. 32549 relocate 2-family house from 922-24 E. Vernon Avenue to 4321-23 Burns Avenue do painting and papering, also plumbing connections and underpinning on a concrete foundation, on Lot 166 of Connor's Subdivision of the Johannsen Tract.
Owner: Hiram Rosen
Architect: None
Contractor: H. Rosen
Cost: \$250.00

August 14, 1924: Building Permit No. 4704 to construct a 1-story, 16' X 36' frame 4-car garage.
Owner: H. Rosen
Architect: None
Contractor: A. Yousoruff
Cost: \$400.00

Section VI *Historical Outline*

The Funk-Rosen Duplex is located within Connors Subdivision of the Johannsen Tract, a tract of land consisting of 476 Lots, that was recorded on April 9, 1887, being a subdivision of the Northwest 1/4 of Section 18, Township 1 South, Range 13 West. The tract, which was developed during the great land boom of 1885-1889, was developed by land speculators Charles Connor, a carver, real estate agents Samuel K. Lindley and J. P. McCarthy, and attorney Moises Langley Wicks. The land was the former farm of Thomas Johannsen. Born in Denmark in 1822, Johannsen had farmed the land in the area then referred to as Cahuenga for many years. Retirement evidently was not total bliss for the former farmer. In 1896, his wife, Eloise, filed for divorce.

The subdivision was a part of the great Southern California Land Boom of the 1880s, when land skyrocketed in value and then crashed as the boom went bust in 1889. The Johannsen Tract was no exception. It was located to the West of the city and did not become a part of Los Angeles until the Colegrove annexation in 1909.

Burns Avenue, which was named Vine Street in 1887, had very little development prior to that date. There were several single family houses on the street, but all were later demolished or moved off the street. The current development began around 1920 with the first two sets of flats being constructed. Several more sets of flats were built the following year when the subject duplex was relocated to the street. The remaining single family homes yielded to multi-family development over the next four decades, with the last one being replaced in 1964.

The subject duplex was designed and built by contractor H. E. Elliott for Mrs. Hattie Elizabeth Funk, a 50 year old widowed nurse, at 922-922 1/2 E. Vernon Avenue in 1914 on a lot that already had a small house on it. Another single family house was also built on the lot at the same time. The building arrangement was to be short lived, as the block was soon earmarked for the construction of McKinley Avenue Junior High School, several years later. Just seven years after its construction, the duplex was bought by Hyman Rosen, who, along with his wife, Bertha, were both naturalized citizens that had immigrated from Poland in 1904. They had recently moved to Los Angeles from Nashville, Tennessee, where they had run an antique shop.

The Rosens moved into the 4323 half of the duplex and ran a furniture business. At some point after 1930 they either divorced or Bertha passed away. No records could be located for either scenario. Hyman Rosen is showing in voter registration records as single until 1948, when his new wife, Jessie, appears in the record.

The Rosens sold the property around 1954 to Gitla Spiwak, Cuban immigrant, who lived in the duplex along with his wife Naftule and children, Helen and Benjamin. Later, after her marriage, Helen's husband, Alex S. Weisz. The Spiwak family was to retain ownership through two generations until October 1, 2003, when it was deeded to Samuel Lee and Glen Suh.

In 2013 it went to Priority 1 Capital, LLC which transferred it to Joo Y. Kang on August 31, 2016, who later added James Junghyun Young to the deed on March 10, 2017.

Section VII

Historical Significance

The Funk-Rosen Duplex is not associated with any one individual of significance. The Rosens and some subsequent owners were immigrants and a case could be argued that it is important as a home for immigrants. However, that argument is weak.

The duplex is, however, a good example of its genre and has architectural significance. The previous reports both glossed over the architecture of the house, not giving it a complete architectural description or any discussion on the integrity of the building.

One argument has been presented that it lost its historic context because it was moved. However this is not a recent move. The duplex was only 7 years old when it was moved and it was placed on its present site on Burns Avenue in 1921, right during the primary development period for the block. The duplex was to become a part of that development period, not an infill.

The neighborhood was partially developed with single family housing, but all of the early single family homes were replaced with multi-family housing beginning in 1920 and continuing until 1964, when the last single family home was removed and the transformation to multi-family homes was completed.

The neighborhood has remained virtually the same for over 50 years, with the exception of the two building constructed in 1985 at 4330 Burns Avenue.

Section VIII

Conclusion

The Funk-Rosen Duplex retains virtually all of its original design elements, with a high level of architectural integrity.

It can be a contributor to a local Historic Preservation Overlay Zone or a California Register district, as the immediate neighborhood is full of buildings built between 1920 and 1964 that could be viewed as contributors to a Historic district. A larger survey might reveal a higher rate of contributing structures to a potential district.

The duplex retains virtually all of its original historic integrity and is a good representative type specimen of a Craftsman duplex. This fact is not noted in the two earlier reports. It has been a part of the Burns Avenue neighborhood since the earliest part of its period of significance as a multi-family neighborhood (1920-1964). Again, the two previous reports fail to note this fact.

The Funk-Rosen Duplex retains its integrity and has a high level of architectural detailing and, therefore, is subject to environmental review as a historic resource and cannot be given a categorical exemption under the California Environmental Quality Act (CEQA).

The Duplex can be viewed as a contributor to a California Register historic district (Status Code 3CD) or as a contributor to a Los Angeles Historic Preservation Overlay Zone (Status Code 5D3).

It is my professional opinion that the Duplex clearly qualifies as a historic resource under CEQA, and that its demolition would therefore be a significant Project impact. Under CEQA, the City is required to prepare an environmental impact report that includes a range of alternatives to the proposed development. These alternatives must offer a development that would not impact the Duplex.

Section IX
Photographs



Funk-Rosen Duplex, front façade, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, front pediment, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, front pediment details, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, East facade, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, rafters and siding, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



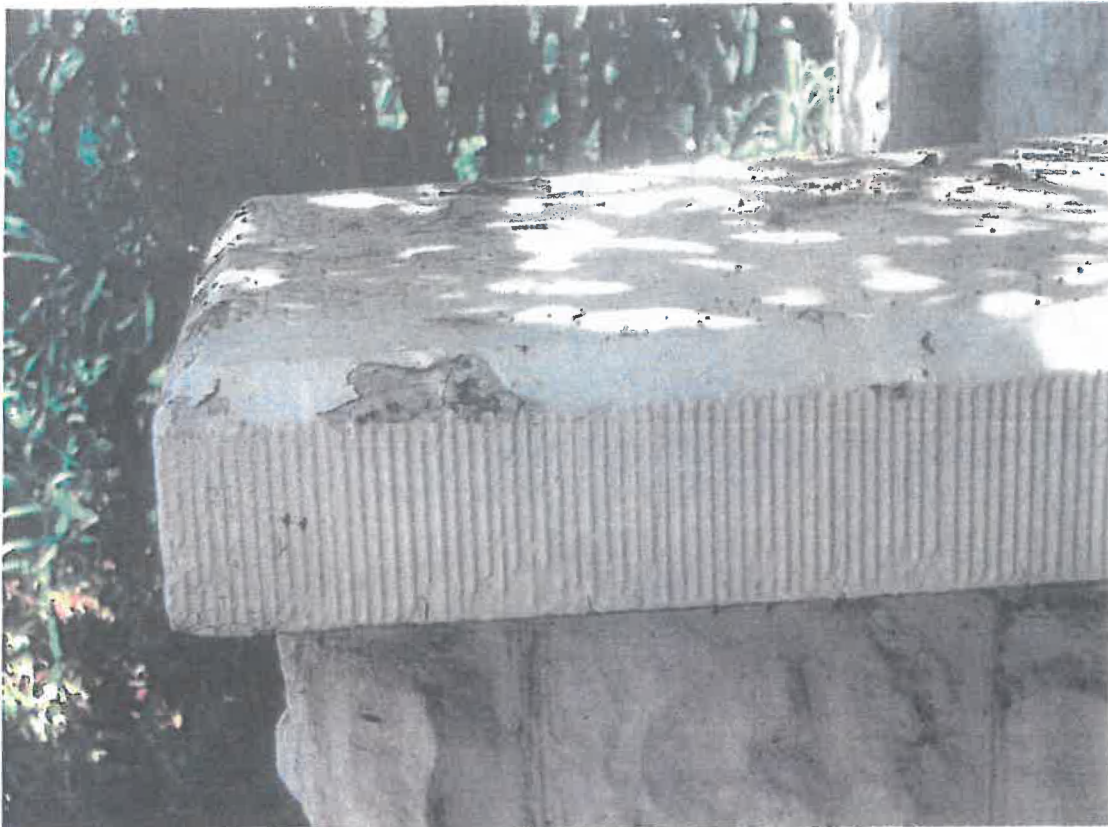
Funk-Rosen Duplex, West façade, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, porch column, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, front stoop, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, detail of railing cap, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, front porch, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, porch railing, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Olsen House, built-in buffet, 1053 S Fedora Street, June 26, 2017 (Charles J Fisher photo)



Funk-Rosen Duplex, dining room, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, living room ceiling, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, casement windows, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)



Funk-Rosen Duplex, front facade obscured, 4321-23 Burns Avenue, April 22, 2018 (Charles J. Fisher photo)