

EDWARD VILLAREAL HUNT, AIA, ASLA; RETIRED CALIFORNIA ARCHITECT AND LANDSCAPE ARCHITECT, 4928 West Melrose Hill, Hollywood, CA 90029, 323-856-9914

Dear Commissioners, I am retired from a 50-year career as a licensed Architect and Landscape Architect where much of my work involved historic preservation and restoring historic structures for clients, and more recently for my own Account. Attached is my brief Resume. I was an early Board Member and Vice President of Hollywood Heritage and was the Architect of record for the restoration phase of the Laskey Barn, Hollywood Heritage's current headquarters which served as the studio of the first movie feature film.

Regarding the structure at 4321 Burns Av., Council File # 18-0659, I agree with Noted Historian Charlie Fisher that this Craftsman Duplex is a very important example of this building style and type and that it should be preserved. The structure is highly restorable and in substantially original condition. I have reviewed the developer's plans and believe the restored duplex could easily be integrated into the proposed Small Lot Subdivision.

I believe that a Categorical Exemption and the developer's Consultant's historical analysis to be inadequate and deficient and believe there should be a proper CEQA analysis for such an important historic structure.



Sincerely, Edward Villareal Hunt, AIA, ASLA; Restoration Architect

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

RESUME

Edward Villareal Hunt, AIA, ASLA, Retired Architect and Landscape Architect

Bachelor of Architecture: Texas A&M University.

Post graduate work at University of Dallas, LA City College, UCLA (Landscape Architecture studies).

Military: Viet Nam Era Army Ranger Combat Engineer, 2 years active duty + 4 years reserve, highest rank, Captain. Awarded Army Commendation Medal and National Defense Service Medal.

Graduated from 9-month American Management Association, Management Internship Program, Saranac Lake, New York

Employment: Trammell Crow Co. Dallas, Texas

Harold Berry, AIA, Architect, Dallas, Texas

Skidmore, Owens & Merrill, New York City Office (currently SOM)

Harwood K. Smith, AIA (currently HKS) Dallas, Texas Office

Pacific Architects and Engineers, Los Angeles, and several overseas offices.

Edward Villareal Hunt, AIA, ASLA, and Associates, Inc., Hollywood, CA

Development Projects before and since retirement:

Purchased and restored 1923 two story Bungalow, 4928 W. Melrose Hill, Hollywood, CA, our family home since 1979.

Purchased and developed 51.5 acre farm, Kemp Texas with 5 acre lake – rental property.

Purchased with Partners, 1882 Carriage House, Elk Av. Crested Butte, Colorado. Restored to 2 bedroom, 2 bath home. Now our vacation home and rental property.

Purchased and restored the 1888 three story Farm House, 5023-27 El Verano Av. Eagle Rock, CA, 90029, Currently LA Cultural Monument and our rental property.

Purchased with partners and constructed 4- bedroom vacation home and rental property, 7 Calle Primavera, Sayulita, Nayarit, Mexico.

Purchased and restored 1905 two story Craftsman Bungalow 5346 Virginia Av., Hollywood, now our rental property.

Purchased and currently developing one of 22 lots at the 130-acre forest and lakes Reserve, Montalba, Texas for our own account as a vacation property.

Additional Preservation Activities:

Drew the plans for the restoration of 18th Century P.J. Clark's Pub, New your City, while working for SOM.

Served on the City Committee to write the first preservation ordinance for the City of Dallas, Texas and became the first Chair of the review Committee designating the first local monuments.

Architect for the Dallas County Heritage Society to secure the property, provide the master plan, locate the structures, and supervise the move in to the site, designed the foundations and restoration of the first 6 historic buildings. The project is similar to LA's Heritage Square.

Assisted Mary Lou Watkins to secure National Register status for the Granbury, Texas Court House Square and designed the restoration of several structures on the Square, starting with the Nutt House and the Opera House.

Early Officer and Board Member of Hollywood Heritage.

Architect of record for the restoration phase of the DeMille Barn for Hollywood Heritage.

Formed the Melrose Hill Neighborhood Association and served as its first President. Provided leadership to secure the first phase of the Melrose Hill HPOZ, applied and received grants for 16 1910 "Central Park" Street lights In the MH HPOZ, worked with Assemblyman Mike Roos to secure the freeway sound wall for the length of the neighborhood, worked with Councilman John Ferraro to secure a 1-acre expansion of Lemon Grove Park and to secure Fire Station 52 for our neighborhood and served several years on the Melrose Hill HPOZ Board reviewing projects with near perfect attendance.

Additional Volunteer Activities:

Member, Los Angeles Horticultural Society

Early President of the Hollywood CRA Project Area Committee to establish the Project.

6 years as an early Board Member and Chair of the PLUM Committee of the Hollywood Studio District Neighborhood Council.

Currently serve as a Member of the EHNC and HSDNC Land Use Committees.

Founding Board Member, Friends of Hollywood Central Park, serving on 4 committees. Have made 7 trips to Washington DC at my own expense and several to Sacramento to lobby for the park.

Current Vice President, North East Trees that has planted over 50,000 trees throughout LA.

Founding Member, PlanCheckNCLA and serve on the Steering Committee. This is an organization of the 99 Neighborhood Council land use Committees and their Members dedicated to training and working with the LA Planning Department.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Review Code Reviewer Date

Other Listings

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 4321 Burns Avenue, Los Angeles
P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Date T; R; of of Sec; B.M.
- c. Address 4321 Burns Avenue, Los Angeles City Zip 90029
- d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5078-014-012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a one-story Craftsman style duplex building of 1,704 square feet. The building is basically rectangular in plan with a rear addition. The south façade, facing the street, has a low-pitch, broad front-gable roof with an overhang. The area under the gable has wood shingles; the rest of the house is clad with wood clapboard. There is a horizontal window bent centered under the gable and above it is a lattice/grid vent. The porch is recessed under the gable and is supported by tapered columns on the porch piers. The porch piers are made of rusticated concrete. The piers at the far ends of the front façade form the base for round tapered columns. The porch railing is of concrete blocks arranged to create a checkerboard pattern. There are no columns on the piers that flank the entry steps. The "railing" along the steps is made of similar rusticated concrete blocks. Entrance steps lead up to the porch. The area of the front façade, directly in front of the steps, is a plain wall, clad in wood clapboard siding with no architectural feature or detailing. The doors to each unit are offset to the side along the front façade. Each door has a metal security door in front of wood doors. There is a single window to the far side of each door. These windows are 8/1 windows with wood surrounds. The roof overhang on the sides of the building projects out with rafters exposed. All windows on the sides of the building have metal security bars. Windows are placed along both elevations. Almost half of the windows have non-original aluminum frame windows. The original windows that remain are of varying sizes and mostly 3/1 casement windows. There is a rear addition that is slightly lower than the main building with a side gable roof. There were no building permits for this addition.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



- *P3b. Resource Attributes: (List attributes and codes) HP3
- *P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)
- P5b. Description of Photo: (view, date, accession #) June 2017
- *P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1914; moved to current site
1921-22
- *P7. Owner and Address:
- *P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St. Santa Monica, CA 90405
Santa Monica, Ca 90405
- *P9. Date Recorded: 8/2017 Survey Type: (Describe) Intensive
- *P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resources Survey for 4321 Burns Avenue," Kaplan Chen Kaplan 9/2017

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

*Resource Name or # (Assigned by recorder) 4321 Burns Avenue *NRHP Status Code
 Page 2 of 2

B1. Historic Name: B2. Common Name: B3. Original Use: Duplex Residence B4. Present Use: Duplex Residence *B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1914 at 922 E. Vernon Avenue in southeast Los Angeles; moved to 4321 Burns Avenue in 1921-22.

*B7. Moved? Yes ~~X~~ Unknown Date: 1921-22 Original Location: 922 E. Vernon Avenue, Los Angeles

*B8. Related Features:

B9a. Architect: H.E. Elliott b. Builder: H.E. Elliott

*B10. Significance: Theme Architecture and Engineering Area Los Angeles

Period of Significance 1905-1930 Property Type House-Duplex Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The duplex building at 4321 Burns Avenue was constructed in 1914 at 922 E. Vernon Avenue in Southeast Los Angeles for owner Mrs. Hattie E. Funk. No information is known about Mrs. Funk. The duplex house was moved to 4321 Burns Avenue in 1921-22 by then owner Hyman Rosen. The house was moved after development had already been established on the 4300 block of Burns Avenue. The house did not stimulate development nor influence building styles of the block or in the Hollywood area. The building has features of the Craftsman style of architecture but is not an excellent example of the style and does not exemplify the tenets of the Arts and Crafts movement. The building is not associated with any historic persons or events.

B11. Additional Resource Attributes: (List attributes and codes)

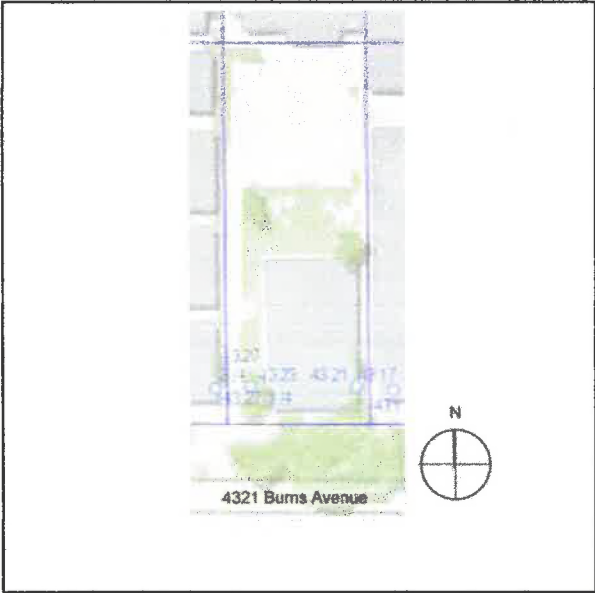
*B12. References:

4321 Burns Ave. Historic Evaluation Report, Kaplan Chen Kaplan 9/2017.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan *Date of Evaluation: 9/2017

(This space reserved for official comments.)



#10

CF 18-0659

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Charles J. Fisher

Summary of qualifications

A versatile and independent professional with extensive skills in the historic preservation of real estate preservation, including research, documentation, advocacy. Accomplishments include the successful nomination of over 160 Los Angeles Historic Cultural Monuments, and spearheading the establishment of the Highland Park Historic Preservation Overlay Zone, the largest HPOZ in the city of Los Angeles, and the first HPOZ in Los Angeles to include a commercial district. Steps in creating the HPOZ involved initial advocacy, working with city officials to authorize an historic survey, supplemental research on contributing structures. Demonstrated ability in researching and standardizing data for information systems. An enthusiastic and innovative problem solver who produces quality work and gets along well with others. Three-time President of the Highland Park Heritage Trust; Chair of the Highland Park Historic Preservation Overlay Zone Board; a founding member of the Los Angeles HPOZ Alliance; serving two years as the President of the Heritage Coalition of Southern California (2005-2006); Co-Chair (with The Late David Cameron) of the Cultural Resources Committee of the Los Angeles Conservancy (1991-1996); Commercial Chair for the Los Angeles Conservancy Modern (ModCom) committee (2009-2011); Vice Chairman for the Los Angeles Conservancy Modern (ModCom) Committee (2011-2015). Serve on Land Use Committee, Historic Highland Park Neighborhood Council (2010-Present).

Professional experience

2005 – 2010	Historian (on call) with ICF International, LA office	
2004 – Present	Historian 4 Hire	Los Angeles, CA

Historical Research, Preservation Advocacy

- Successfully researched, submitted and or advocated over 160 Historic Cultural Monument nominations for the City of Los Angeles, starting in 1987 along with 3 in Sierra Madre, 2 in Ventura County, 1 in Glendale, 1 in Ojai.
- Extensive advocacy to Neighborhood Councils on historic issues.
- Preparing and filing Mills Act applications for owners of historic properties.
- Successful nominations result in increased property values and change of use in terms of adaptive reuse, resulting in entire districts improved.
- Preparing numerous historic resource reports required by redevelopment agencies under California Environmental Quality Act (CEQA).
- Clients include The Art Deco Society of Los Angeles (Firestone Tire Building, HCM 1020), Murray Burns, president of the Historic Preservation Overlay Zone Alliance (Arthur B. Benton Residence, HCM 827, Marshall Flats, HCM 823, and Mary Stilson Residence, HCM 824); Ambassador-Hill Association (Franklin T. Briles Residence, HCM 809); St. Andrews Square Association (J. A. Howsley House, HCM 805, Ernest Borgmeyer House, HCM 810); Silver Lake Homeowners Association (Modification of Disney Site to Include Site of the Animators School HCM 163). Notable

nominations include Santa Fe's Arroyo Seco Bridge, HCM 339 (Adapted for the MTA Gold Line); the Zeigler Estate, HCM 416 (now on the National Register of Historic Places); Casa de Adobe, HCM 493 (re-nominated after original nomination failed); Hodel Residence and Tea House, HCM 802, designed and built by famed Russian architect Alexander Zelenko; Octagon House, HCM 413 (Heritage Square) and identifying and nominating the Purviance Residence, a previously unknown early work by R M Schindler, HCM 844, The Los Angeles Department of Water and Power General Office Building, HCM 1022, for the Los Angeles Conservancy Modern Committee (See list of nominations, attached)

1976 – 2004 Transamerica Real Estate Tax Service CA

Supervisor of Bonds and Assessments (Coordinator II)

- Responsible for maintenance and utilization of the automated files for improvement bond information for over 100 government agencies. Extensively utilized computer and word processing applications.
- Created, compiled and maintained automated bond plant for Los Angeles division, coordinated all billing for customers on improvement bonds and irrigation districts
- Cut down penalty losses in department by over 95%,
- Processed over 35,000 conversion new orders annually

Real Estate Tax Examiner

- Worked extensively with property tax maps and legal descriptions. Learned in real world how to do property research.
- Processed an average of 250 to 300 orders daily

Publications and Lectures

Highland Park (Images of America), © 2008, Arcadia Publishing, Charleston, SC, ISBN 978-0-7385-5570-6

Garvanza (Images of America), © 2010, Arcadia Publishing, Charleston, SC, ISBN 978-0-7385-8120-0

Currently in draft form, an updated book of Los Angeles Historic Cultural Monuments. Numerous published photographs of landmark buildings in Los Angeles. Extensive use of original language written for monument descriptions included in the book Landmark L.A. published by Cultural Heritage Commission, edited by Jeffrey Herr. Presentations include talks on both preservation issues and historical subjects.

Lectures on various historic subjects, including historic buildings, architects, local history and Charles Fletcher Lummis

Education

1975 – 1976 California State University Los Angeles, CA

Baccalaureate work for Pre-Law, Political Science

1971 - 1974 East Los Angeles College Los Angeles, CA

Associate of Arts, Political Science

Awards received

City of Los Angeles Citation for research and Historic Cultural Monument nomination on The Black Cat, HCM 939 (2009)

Los Angeles Conservancy Preservation Award for research on Palomar Hotel (2006)

Los Angeles Conservancy Preservation Award for research on St. George Hotel (2005)

Certificate of Appreciation from Highland Park Heritage Trust (2000)

California Preservation Foundation Award for Historic Work on Arroyo Seco Bridge (1997)

Certificate of Appreciation for HPOZ work from Los Angeles Conservancy (1996)

Outstanding Contribution to Preservation from the Los Angeles Cultural Heritage Commission (1996)

USC School of Architecture Spirit of Preservation Award (1995) (second recipient)

Certificate of Merit for renewal work from Los Angeles City Council District One (1992)

Certificate of Appreciation Eagle Rock Valley Historical Society (1992)

Certificate of Appreciation from Los Angeles Conservancy (1990)

**H.C.M.s I have Written and or Researched and Advocated
In the City of Los Angeles**

- #163, Site of Walt Disney Studio (Wrote a nomination in 2005 to annex the site of the animators school.)
- #338, Drake House
- #339, Santa Fe's Arroyo Seco Bridge
- #366, Latter House and Arroyo Stone Wall
- #369, Johnson House and Arroyo Stone Wall
- #370, Herivel House and Arroyo Stone Wall
- #371, Tustin House and Arroyo Stone Wall
- #372, Mary P. Field House and Arroyo Stone Wall
- #373, Arroyo Stone House and Arroyo Stone Wall
- #374, G. W. E. Griffith House
- #375, Putnam House
- #376, William U. Smith House and Arroyo Stone Wall
- #377, Ollie Tract (except Lot 7)
- #378, Wheeler-Smith House
- #379, Morrell House
- #380, Reeves House
- #389, C. M. Church House
- #392, Treehaven, Guest House and Grounds
- #393, Wiles House and Grounds
- #394, Ernest Bent/Florence Bent Halstead and Grounds
- #395, H. Stanley Bent House (Including Carriage House and Front Fountain)
- #400, Sunrise Court
- #402, Frederic M. Ashley House
- #404, Los Angeles Railway Huron Substation
- #411, Robert Edmund Williams House (Hathaway Home for Children)
- #412, Garvanza Pumping Station and Site of Highland Reservoir

- #413, Octagon House (Heritage Square)
- #416, Zieglar Estate
- #418, George W. Wilson Estate (Site of - Destroyed by Fire on December 14, 1989)
- #437, A. H. Judson Estate (Site of - Demolished in 1992)
- #442, Albion Cottages and Milagro Market
- #443, Bowman Residence (Exterior only)
- #464, Fargo House
- #469, Ivar I. Phillips Dwelling
- #470, Ivar I. Phillips Residence
- #481, Mauer House
- #482, Arthur S. Bent House
- #483, J. B. Merrill House
- #491, James B. Booth Residence and Carriage House
- #492, Arroyo Seco Bank Building
- #493, Casa de Adobe
- #494, Kelman Residence and Carriage Barn
- #503, Wachtel Studio-Home and Eucalyptus Grove
- #508, Gilmore Gasoline Service Station
- #516, St. Johns Episcopal Church
- #528, Dr. Franklin S. Whaley Residence
- #529, Montecito View House
- #539, J. E. Maxwell Residence
- #540, Piper House (Site of - Destroyed by Fire in 1992)
- #541, Reverend Williel Thomson Residence
- #549, Highland Theatre Building
- #550, A. J. Madison House
- #556, Charlie and Nettie Williams Home
- #558, Department of Water and Power Distributing Station No. 2

#564, E. A. Spencer Estate
#565, Charles H. Greenshaw Residence
#575, Security Trust and Savings Bank (Highland Park Branch)
#581, York Boulevard State Bank - Bank of America and Store Fronts
#582, W. F. Poor Residence
#585, Occidental College Hall of Letters Building (Savoy Apartments)
#611, Minster Residence
#612, Bircher-Share Residence
#613, Scholfield House
#614, Wolford House
#778, Murdock Residence
#781, Mills Cottage
#796, Jacobsen Duplex
#802, Hodel Residence and Tea House
#805, J. A. Howsley House
#809, Franklin T. Briles Residence
#810, Edward J. Borgmeyer House
#823, Marshall Flats
#824, Mary Stilson Residence
#827, Arthur B. Benton Residence
#839, Paul Landacre Cabin
#840, Amsalem A. Ernst House
#844, Purviance Residence
#849, Nickel-Leong Mansion
#854, Cline Residence and Museum
#855, Statton Residence
#858, One Hundred North Sycamore
#859, Orchard Gables Cottage

#861, Monsignor O'Brien House
#868, O'Neil Duplex No. 1
#870, San Marino Villas (Site of - Illegally Demolished in 2014)
#872, Raphael Junction Block Building (New York Suspender Factory-California Ice Company)
#874, Garber House
#877, Wilkins House
#878, Arwin Manor
#889, McNary House
#890, Waite Residence
#893, Castera Residence
#894, Monroe Cottage
#897, Haven of Rest
#899, Charles C. Chapman Building
#913, Blackburn Residence
#915, Victor Rossetti Residence
#916, Petitfils Residence
#922, Edward A. "Tink" Adams House
#923, Kennedy-Solow Residence
#924, Bigford Residence
#929, Oliver Flats
#927, Sturdevant Bungalow
#928, Chateau Alpine
#931, Castle Crag
#932, Clarence G. Badger Residence
#939, The Black Cat
#943, Heerman Estate
#944, Hermon Car Wall
#949, Bank of America – Echo Park Branch

- #950, Original Echo Park Clubhouse
- #951, James F. Real Studio-Office
- #952, Kaye Residence
- #971, Villa Palombo-Togneri
- #972, Shire Art House
- #973, Henry Shire Residence
- #979, Venice West Café
- #984, Spreckels Building
- #975, Sun Realty Building
- #986, Lento Brick Court
- #992, T. R. Craig Residence “Peppergate Ranch”
- #994, Arensberg-Stendahl Home Gallery
- #996, Garden of Oz
- #997, Clifford Clinton Residence
- #998, Boettcher House
- #999, Marsh Duplex
- #1004, Richard Henry Dana Branch Library
- #1009, Heritage Square Museum (Contributed to nomination)
- #1010, North Sycamore Chateau
- #1015, Stein House
- #1017, Young-Gribling Residence
- #1018, Thorsen Residence
- #1020, Firestone Tire Building
- #1022, Los Angeles Department of Water and Power General Office Building (aka The John Ferraro Building)
- #1024, Lechner House
- #1025, Durex Model Home
- #1026, Sherwood House
- #1027, John Ansen Ford Residence

#1028, Stewart Farmhouse (Nomination written by West Adams Heritage Association, wrote earlier report on the history and significance of the house)

#1037, Southaven

#1038, Gibbons-Del Rio Residence

#1041, Donnelly House

#1061, Abraham Gore Residence

#1068, J. W. Blank Residence

#1069, Hlaffer-Courcier Residence

#1070, The Polynesian

#1071, York Boulevard Church of Christ

#1073, Charles C. Hurd Residence

#1083, Zeiger House

#1084, Villa Manola

#1087, Wilshire Professional Building

#1094, Gillespie House

#1097, Fifth Church of Christ Scientist

#1099, Fernbacher Flats

#1100, Polito House

#1103, Sheldon-Graves House

#1104, Hammers Residence

#1109, Casa de Mi Sueño

#1110, Restovich House

#1114, Redwine Building

#1116, Albert Van Luit Complex

#1117, Welfer Residence

#1130, Hollywood Palladium

#1150, Schaefer House

#1151, Hollywood Reporter Building

#1155, F. & W. Grand Silver Store Building

#1162 Walter Daniels Duplex

Approved by Cultural Heritage Commission

Montecito

Under consideration by Cultural Heritage Commission

Wallace Beery's Hollywood Hideaway

Submitted to Cultural Heritage Commission

Arthur A. Smith Courtyard Apartments

Chateau Emanuel

Collins Hacienda

Holt House

Hunter Ranch House

John Cage, Jr. Home

Lindsay Olive Orchard

Owlwood

**Landmarks I have Written and or Researched and Advocated
in the City of Sierra Madre**

#1 Casa de Monte Lado

#11 Webster House

#41 Blumer Farmhouse

Submitted to Cultural Heritage Commission

Becker Residence

**Landmarks I have Written and or Researched and Advocated
in the County of Ventura**

#169 William Ford Residence

#170 Acacia Mansion

Under consideration by Ventura County Cultural Heritage Commission

**Landmarks I have Written and or Researched and Advocated
in the City of Ojai**

#20 Arbolada Residence "B"

**Landmarks I have Written and or Researched and Advocated
in the City Glendale**

#114 Freeman Residence

**Landmarks I have Written and or Researched and Advocated
in the City of Monrovia**

Submitted to Cultural Heritage Commission

Monrovia Business Block