

May 19, 2017  
Job Number: 2186-002  
Design Review and Rehabilitation Plan for  
534 N. Kenwood Street, Glendale, CA 91203

**MEMORANDUM FOR THE RECORD**

2.6 2186-002 M01

TO: Zohrabians Architects and Builders, Inc.  
(Mr. Hamlet Zohrabians)

FROM: Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen)

SUBJECT: Design Review and Rehabilitation Plan for 534 N.  
Kenwood Street, Glendale, CA 91201

ATTACHMENT: 1. Resume of Key Personnel  
2. Project Plans  
3. DPR 523 Forms

**EXECUTIVE SUMMARY**

As a result of the 2007 Craftsman Survey, the property was found to be locally significant for the quality of its architecture. At the request of the City of Glendale (City) and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of 534 N. Kenwood Street, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards). In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Sapphos Environmental, Inc. finds that the project complies with the Standards and developed a Rehabilitation Plan to ensure the project is executed in accordance with the Standards and as approved. Based upon a review of the proposed scope of work and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

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## INTRODUCTION

At the request of the City of Glendale (City) and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of the Craftsman residence located at 534 N. Kenwood, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. This property was assigned a California Historical Resource Status Code of 5S3, or "Appears to be individually eligible for local listing or designation through survey evaluation" in the 2007 Craftsman Survey<sup>1</sup> and is a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Projects that meet the Standards are considered mitigated to a level of less than significant (Section 15064.5(b)(3) and are eligible for a Class 31 Exemption (Section 15331 of the CEQA Guidelines). This memorandum for the record (MFR) documents the results of the design review and makes recommendations in the Rehabilitation Plan to ensure the rehabilitation project complies with the Standards and is constructed as approved.

In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen possesses a Bachelor of Arts in History from the University of South Florida (1997) and a Master of Science in Historic Preservation from the School of the Art Institute of Chicago (2001). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History, and has more than 15 years of experience conducting surveys, research, evaluating properties and projects, and preparing regulatory compliance documents (Attachment 1, *Resume of Key Personnel*).

## PROJECT DESCRIPTION

The applicant has defined a scope of work consisting of 16 key steps to be completed to achieve rehabilitation of the residence (Attachment 2, *Project Plans*):

- A. Remove and replace existing wood shingle siding with similar wood shingle siding with similar wood shingles matching existing shingle pattern and proportions over building paper on exterior.
- B. Paint existing cement plaster of the chimney and entry porch piers.
- C. Remove existing second floor addition exterior finish to allow for the instillation of insulation and replace with wood shingle siding.
- D. Restore and re-paint existing wood clad column which supports the second floor rear addition.
- E. Restore and re-paint wood fascia boards.
- F. Restore and re-paint wood brace on primary entry porch.
- G. Paint wood gable vent.
- H. Add pre-painted white metal gutter and downspouts.
- I. Replace existing rolled roof covering with composition shingle roof.
- J. Restore existing wood frame windows facing the street.
- K. Restore existing French doors south of the primary entry porch.
- L. Existing stand wood entry door with sidelights to remain.
- M. Restore and re-paint existing roof rafter tails.

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<sup>1</sup> Galvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

- N. Replace rafter tails and re-paint roof rafter tails where restoration is not feasible.
- O. New proposed painted wood cornice at the base of the second floor addition.
- P. Remove bank of three 15-light wood casement windows and replace with a single wood-framed window.

## STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The *Guidelines for Rehabilitating Historic Buildings* and the *Guidelines on Sustainability for Rehabilitating Historic Buildings*, which assist in applying the Standards, are advisory. The Standards for Rehabilitation are intended to provide direction in making appropriate choices in planning for repairs, alterations, and additions to historic buildings. These Standards apply to historic buildings of all styles, types, materials, and sizes, and can be used for rehabilitating both the interior and exterior of buildings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.<sup>2</sup>

## PROPERTY DESCRIPTION

The two-story Craftsman residence is generally rectangular in plan. The cross-gabled roof is clad in composition roll. The exterior walls are clad in wood shingles. The fenestration consists of wood casement and one-over-one sash windows; jalousie, or louvered, windows; one-over-one vinyl sash windows; and French doors. The primary entrance is raised and recessed, and is characterized by a wood with glazing door flanked by sidelights (Figure 1A, *Primary Façade, 534 N. Kenwood Street* and Figure 1B, *Primary Façade, 534 N. Kenwood Street*). A second floor rear addition was constructed at an unknown date and is characterized by one 15-light wood casement window and six window openings that are either boarded up, the windows have been removed, or the window has been replaced with a jalousie, or louvered, window (Figure 2, *Secondary Façade, 534 N. Kenwood Street* and Figure 3, *Detail of Rear Second Floor Addition, 534 N. Kenwood Street*). See Attachment 3, *DPR 523 Forms* for a more detailed description.



**Figure 1A. Primary Façade, 534 N. Kenwood Street**  
SOURCE: *Sapphos Environmental, Inc., 2017*

<sup>2</sup> National Park Service, U.S. Department of the Interior. "Secretary of the Interior's Standards for Rehabilitation." Accessed May 2017. Available at: <https://www.nps.gov/tps/standards/rehabilitation.htm>



**Figure 1B. Primary Façade, 534 N. Kenwood Street**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 2. Secondary Façade, 534 N. Kenwood Street**  
SOURCE: *Sapphos Environmental, Inc., 2017*



**Figure 3. Detail of Rear Second Floor Addition, 534 N. Kenwood**  
SOURCE: *Sapphos Environmental, Inc., 2017*

A detached garage was identified in the 2007 Craftsman Survey on this property; however, it is not considered to be a contributing feature of the property and is in poor condition (Figure 4, *Detached Garage, 534 N. Kenwood Street*).





**Figure 4. Detached Garage, 534 N. Kenwood Street**  
SOURCE: *Sapphos Environmental, Inc., 2017*

### Character-Defining Features

Every historic building is unique and possesses its own character. According to the National Park Service, *character* refers to all those visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative detailing, and also its site and settings.<sup>3</sup> The scale, massing, and setback contribute to the setting of the building; however, this block of Kenwood Street has largely been redeveloped with modern apartment buildings which do not contribute to the building's setting. Character-defining features of this building include the roof form, rafter tails, fascia boards, shingle siding, primary entrance and porch, and original fenestration. The following table summarizes and ranks the character-defining features of the primary residence located at 534 N. Kenwood Street (Table 1, *Character-Defining Features at 534 N. Kenwood Street*).

**TABLE 1  
CHARACTER-DEFINING FEATURES AT  
534 N. KENWOOD STREET**

Character-Defining Feature	Thumbnail Photograph	Rank
Architectural Style		Most Significant (MS)
Scale		MS
Massing		MS
Setback		MS
Cross-Gabled Roof		MS
Wood Shingle Siding		Significant (S)
Chimney		S
Wood Gable Vents		S
Exposed Rafter Tails		S



<sup>3</sup> U.S. Department of the Interior, National Park Service. Preservation Brief 17: Architectural Character- Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

**TABLE 1  
CHARACTER-DEFINING FEATURES AT  
534 N. KENWOOD STREET, *Continued***



Character-Defining Feature	Thumbnail Photograph	Rank
Cross-Bracing		MS
Concrete Porch and Piers		S
Primary Entrance, Including Wood with Glazing Door and Sidelights with Screens		MS
Period Hardware		MS
Wood French Doors with Decorative and Unique Muntins and Screen Doors		MS



**TABLE 1**  
**CHARACTER-DEFINING FEATURES AT**  
**534 N. KENWOOD STREET, *Continued***

Character-Defining Feature	Thumbnail Photograph	Rank
Wood Casement Windows with Decorative and Unique Muntins		MS
Wood Casement Windows		S
Wood One-Over-One Sash Windows		S
Jalousie, or Louvered, Windows (right of frame)		Not Significant (NS)

**TABLE 1**  
**CHARACTER-DEFINING FEATURES AT**  
**534 N. KENWOOD STREET, *Continued***

Character-Defining Feature	Thumbnail Photograph	Rank
15-Light Wood Casement Windows		S
Vinyl Sash Windows		NS

**Key:**

**Most Significant:** These features are unique to this building; a rare example of this feature; and/or loss of this feature would significantly impact the appearance of the building.

**Significant:** Although commonly found in Craftsman style buildings, these features contribute to the overall character of the building.

**Not Significant:** An alteration that has not achieved significance and does not contribute to the character of the building.

**DESIGN REVIEW**

The Standards are intended to be applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. This section presents an analysis of the proposed project components to determine if each component complies with the Standards for Rehabilitation and makes historic preservation recommendations to ensure the Most Significant and Significant character-defining features of the building are retained and restored where feasible and that replacement features are compatible with the design and materials of this historical resource.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Although not identified in the project description, the building will be restored for continued use as a single-family residence which is in compliance with Standard for Rehabilitation No. 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The primary façade of the building would be restored through the repair of the windows with the decorative and unique muntin windows, French doors, primary entry, and repair of the concrete porch and piers. The building will retain and repair its existing roof form, shingles siding, and one-

over-one sash and casement windows to the extent feasible or replace in kind. Windows will be retained and repaired to the extent feasible. All replacement windows will be compatible with the existing window types, sizes, and materials. The fascia boards, rafter tails, and bracing will be repaired to the extent feasible or replaced in kind. Therefore, the project complies with Standard for Rehabilitation No. 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The project would repair damaged members to the extent feasible or would replace in kind. The project would remove a 15-light casement window and six window openings in order to convert the rear second floor addition to a bathroom. The replacement materials are in keeping with the existing. Therefore, the building would not be changed in a manner that creates a false sense of historical development which is consistent with Standard for Rehabilitation No. 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Although the rear second floor addition is not visible from the public right-of-way, it will be retained and rehabilitated to a different use which is in keeping with Standard for Rehabilitation No. 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The project will retain the windows with distinctive and unique muntins, French doors, and primary entry. These features suffer from deferred maintenance and will be restored as part of this project. Therefore the project complies with Standards for Rehabilitation No. 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As stated above, the project will repair deteriorated historic features to the extent feasible or replaced in kind if damaged to the point where repair is not possible. The project would not replace missing features. Therefore, the project complies with Standard for Rehabilitation No. 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project would not undertake chemical or physical treatments that could damage the historic materials of the building which is in keeping with Standard for Rehabilitation No. 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The subject property has a low level of sensitivity for significant archaeological resources due to previous soil disturbance associated with construction of the building. However, in the unlikely event archaeological resources are found during ground-disturbing activities in native soils, it is recommended that work stop in that area until the find can be evaluated by a qualified archaeologist.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The project would not construct a new addition, exterior alteration, or related new construction and the historical materials that characterize the property would be retained. Therefore the project complies with Standard for Rehabilitation No. 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project would not construct a new addition, exterior alteration, or related new construction and the historical materials that characterize the property would be retained. Therefore the project complies with Standard for Rehabilitation No. 10.

For the reasons stated above, the project complies with the Standards for Rehabilitation and would not result in a substantial adverse change pursuant to Section 15064.5(b)(3) of the CEQA Guidelines.

## **REHABILITATION PLAN**

In order to ensure the project is executed in compliance with the Standards and as approved, the specified Rehabilitation Plan shall be implemented:

- City staff will inspect the site during all phases of construction to ensure the project is constructed as approved.
- Period hardware shall be retained and re-used.
- Shingle siding shall be salvaged and re-used to the extent feasible. Replacement shingles shall match existing shingles.
- Damaged stucco and concrete shall be repaired and patched as needed with materials that are consistent with existing concrete in terms of color, scoring, and aggregate size as appropriate.
- The gutters and downspouts will be mounted to the restored fascia boards in a manner that would be reversible.
- Windows shall be inspected and repaired by a qualified window restoration specialist.

- Provide product specifications and finishes for replacement windows for review by qualified staff from the City of Glendale Community Development Department. Replacement windows shall retain the existing window openings and profiles except as noted on the rear second floor addition.
- Fascia boards, rafter tails, and braces shall be inspected by a qualified restoration specialist. Damaged wood members will be restored using epoxy or other appropriate material as determined by the restoration specialist to the extent feasible. If the qualified restoration specialist determines the damage is too severe to allow for restoration, wood members shall be replaced in kind.

In the unlikely event archaeological resources are found during ground-disturbing activities in native soils, work shall stop in that area until the find can be evaluated by a qualified archaeologist.

## **FINDINGS AND CONCLUSIONS**

Based upon a review of the project design features A through N and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, ext. 102.

***ATTACHMENT 1  
RESUME OF KEY PERSONNEL***

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**Carrie E. Chasteen, M.S.**

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**Senior Historic Resource  
Specialist**

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 15

- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta*
- *Architectural History*
- *Cultural History*

Ms. Carrie Chasteen has more than 15 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), County of Los Angeles Department of Parks and Recreation, the City of Los Angeles, and various other state, county, and local government agencies.

Ms. Chasteen served as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS) documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Additional experience includes serving as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Ms. Chasteen has also prepared Historic American Buildings Survey / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

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***ATTACHMENT 2  
PROJECT PLANS***

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STAMP:

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS, and shall not be used on any other work except by agreement with DUNAMIS ARCHITECTS. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of DUNAMIS ARCHITECTS prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

My West LLC  
5144 Los Caballeros Way  
Los Angeles Ca 90027

PROJECT:

538-534 N Kenwood  
Condominiums  
538-534 N Kenwood St.  
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY
REVISED	04.18.17	HZ

SHEET TITLE:

EXISTING BUILDING  
ELEVATIONS

DATE	09.01.15
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	0315
SHEET	

A4.3



2 EXISTING BUILDING NORTH ELEVATION  
SCALE 1/4"=1'-0"



1 EXISTING BUILDING WEST ELEVATION  
SCALE 1/4"=1'-0"



4 EXISTING BUILDING SOUTH ELEVATION  
SCALE 1/4"=1'-0"



3 EXISTING BUILDING EAST ELEVATION  
SCALE 1/4"=1'-0"

KEY NOTES :

- |  |                                       |
|--|---------------------------------------|
| 1- EXISTING WOOD SHINGLE SIDING                  | 9- EXISTING ROLLED ROOF COVERING      |
| 2- EXISTING CEMENT PLASTER                       | 10- EXISTING WOOD FRAMED WINDOW       |
| 3- EXISTING WOOD CLAD COLUMN                     | 11- EXISTING WOOD FRAMED FRENCH DOORS |
| 4- EXISTING WOOD CASING TRIMS AND / OR SILL      | 12- NOT USED                          |
| 5- EXISTING PAINT WOOD FASCIA                    | 13- EXISTING STAIN WOOD ENTRY DOOR    |
| 6- EXISTING PAINT WOOD BRACE                     | 14- EXISTING ROOF RAFTER TAILS        |
| 7- EXISTING PAINTED WOOD VENT                    | 15- NOT USED                          |
| 8- EXISTING PAINTED METAL GUTTER AND DOWN SPOUTS | 16- NOT USED                          |
|  | 17- EXISTING PAINTED WOOD CORNICE     |

STAMP:

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS, and shall not be used on any other work except by agreement with DUNAMIS ARCHITECTS. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of DUNAMIS ARCHITECTS prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

My West LLC  
5144 Los Caballeros Way  
Los Angeles Ca 90027

PROJECT:

538-534 N Kenwood  
Condominiums  
538-534 N Kenwood St.  
Glendale Ca. 91206

REVISIONS

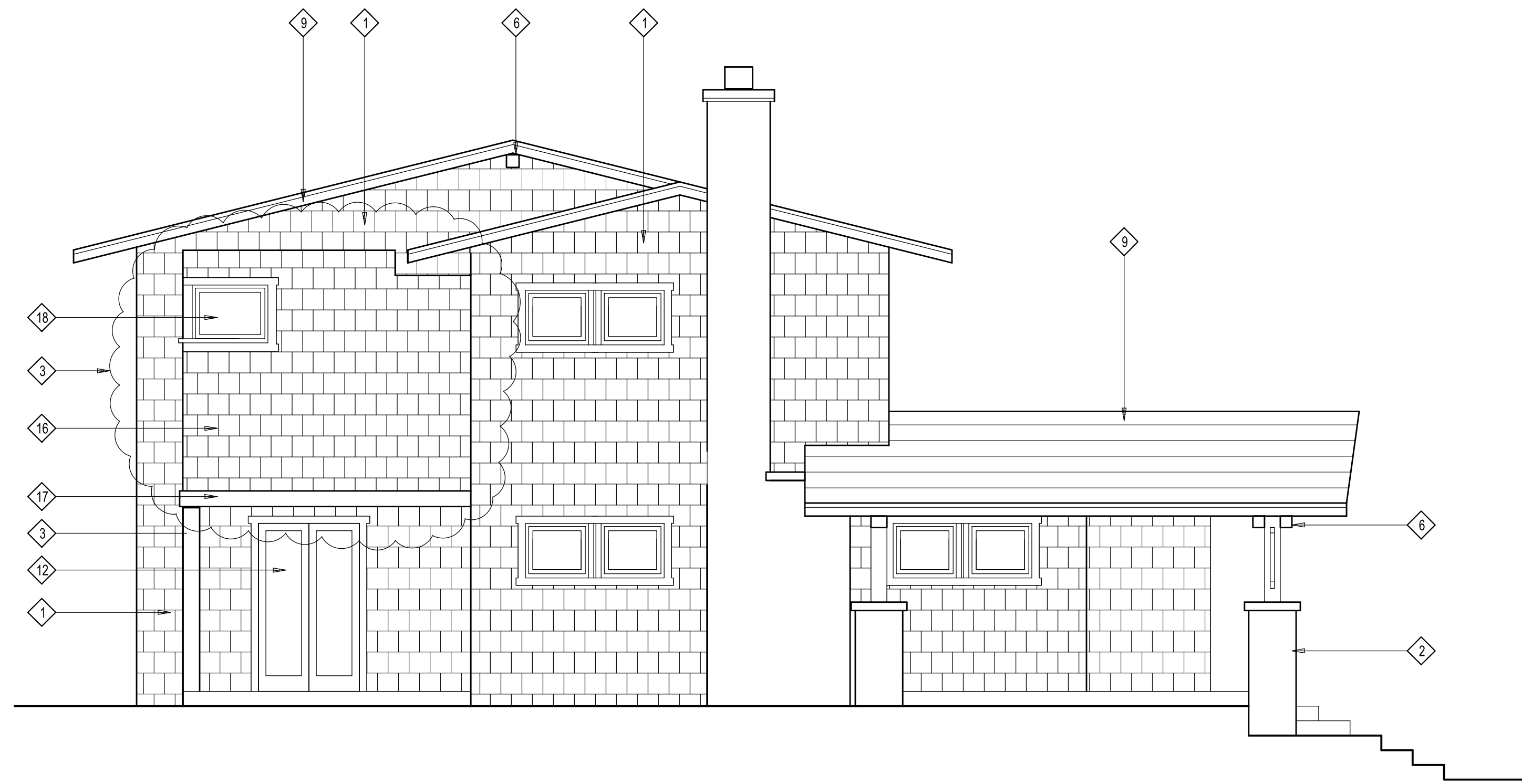
DESCRIPTION	DATE	BY
REVISED	04.18.17	HZ

SHEET TITLE:

PROPOSED  
IMPROVEMENTS TO  
EXISTING BUILDING  
ELEVATIONS

DATE	09.01.15
SCALE	1/4" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	0315
SHEET	

A4.4



2 EXISTING BUILDING NORTH ELEVATION  
SCALE 1/4"=1'-0"



1 PROPOSED IMPROVEMENTS  
EXISTING BUILDING WEST ELEVATION  
SCALE 1/4"=1'-0"



4 EXISTING BUILDING SOUTH ELEVATION  
SCALE 1/4"=1'-0"



3 EXISTING BUILDING EAST ELEVATION  
SCALE 1/4"=1'-0"

**KEY NOTES :**

E - EXISTING TO REMAIN  
R - REMOVE EXISTING  
RP - REPLACE EXISTING

1 - REMOVE AND REPLACE EXISTING WOOD SHINGLE SIDING WITH SIMILAR WOOD SHINGLES MATCHING EXISTING SHINGLE PATTERN AND PROPORTIONS OVER BUILDING PAPER ON EXTERIOR SIDE OF EXISTING 2 x AT 16" O.C. AND 5/8" GYPSUM BOARD ON THE INTERIOR SIDE.  
PROVIDE R-15 INSULATION IN STUD SPACE.  
Color : Pigeon Gray (DE6214)

2 - PAINT EXISTING CEMENT PLASTER  
Color : Pigeon Gray (DE6214)

3 - REMOVE EXISTING SECOND FLOOR ADDITION EXTERIOR FINISH AND REPLACE WITH PAINTED "HARDIE BOARD" SMOOTH CEMENT FIBER HORIZONTAL SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF EXISTING 2 x AT 16" O.C. AND 5/8" GYPSUM BOARD ON THE INTERIOR SIDE.  
PROVIDE R-15 INSULATION IN STUD SPACE.  
Color : Pigeon Gray (DE6214)

3 - RESTORE AND RE-PAINT EXISTING WOOD CLAD COLUMN  
Color : White

4 - RESTORE AND RE-PAINT EXISTING CASING TRIMS AND / OR SILL  
Color : White

5 - RESTORE AND RE-PAINT WOOD FASCIA  
Color : White

6 - RESTORE AND REPAINT WOOD BRACE  
Color : White

7 - PAINTED WOOD VENT  
Color : White

8 - PROVIDE PRE-PAINTED METAL GUTTER AND DOWN SPOUTS  
Color : White

9 - REPLACE EXISTING ROLLED ROOF COVERING WITH COMPOSITION SHINGLES ROOF COVERING OVER ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS A MIN.)  
Color : Weathered brown

10 - RESTORE EXISTING WOOD FRAMED WINDOWS FACING STREET  
Color : White

11 - RESTORE EXISTING WOOD FRAMED FRENCH DOORS WHERE NOTED  
Color : White

12 - REPLACE EXISTING WOOD FRAMED WINDOWS AND DOORS NOT FACING STREET  
Color : White

13 - EXISTING STAIND WOOD ENTRY DOOR AND LITES TO REMAIN  
Color : Natural Brown

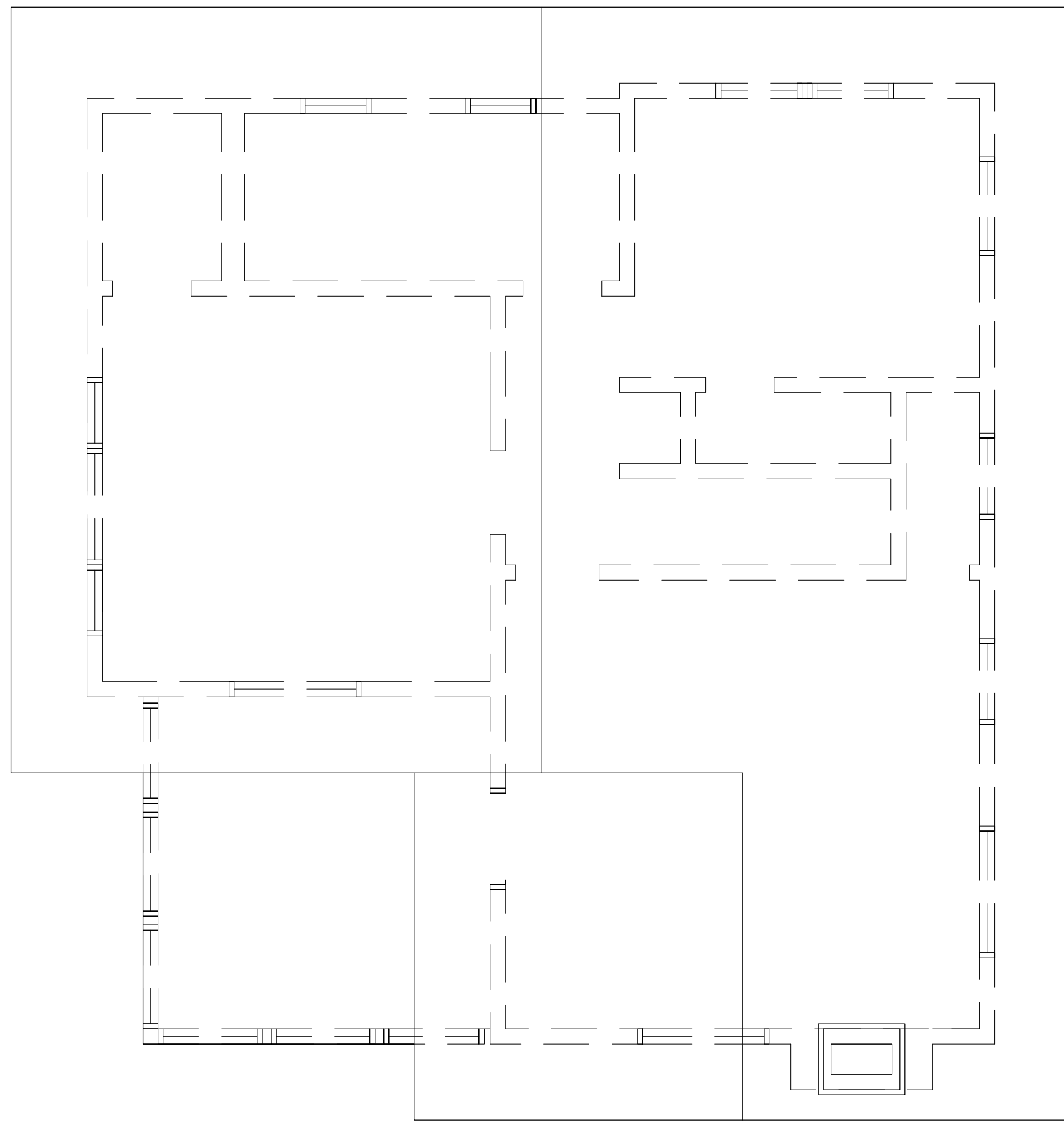
14 - RESTORE AND RE-PAINT EXISTING ROOF RAFTER TAILS  
Color : White

15 - NEW PROPOSED HORIZONTAL RESTORE AND RE-PAINT EXISTING ROOF RAFTER TAILS  
Color : White

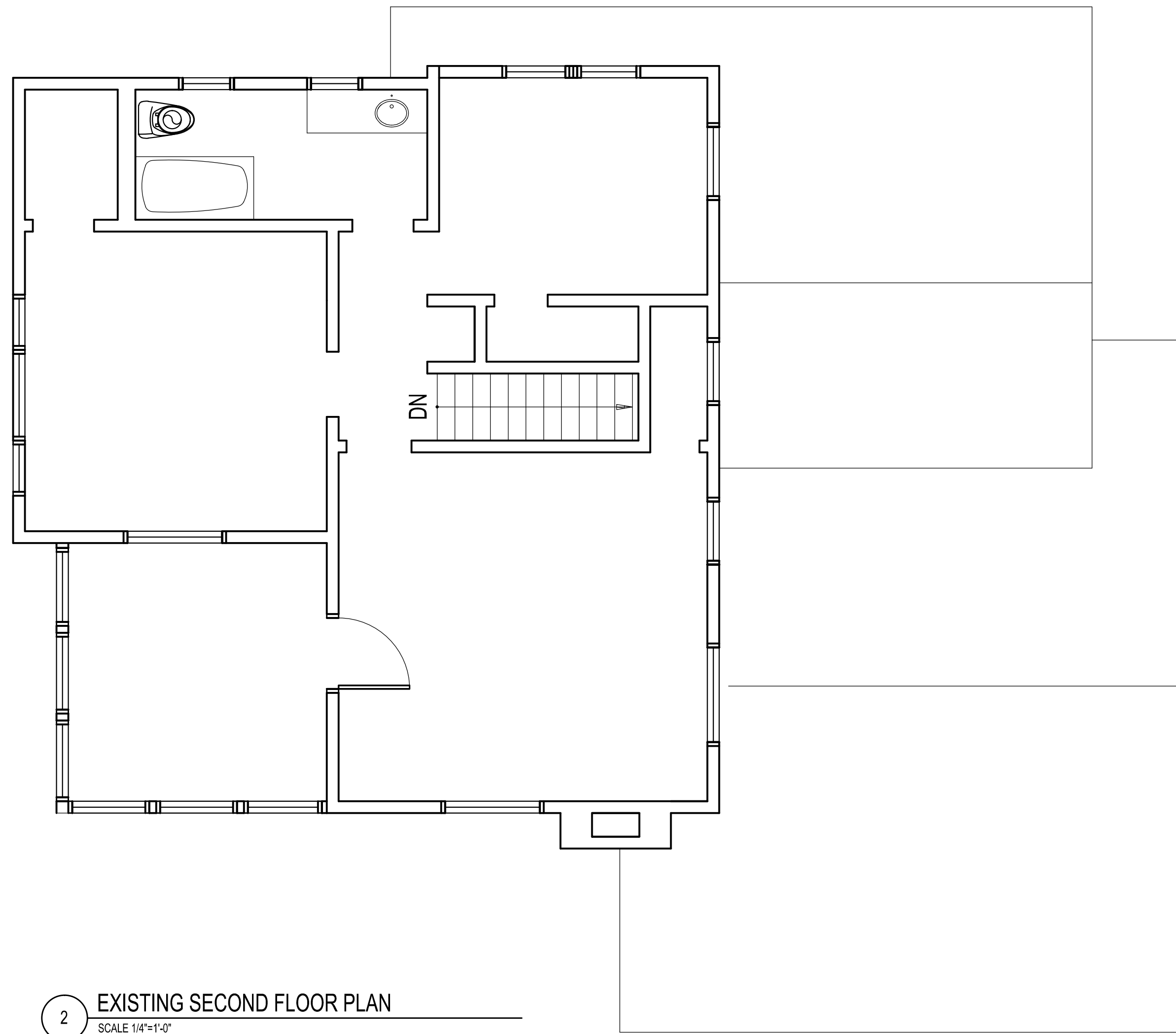
16 - NEW PROPOSED PAINTED "HARDIE BOARD" HORIZONTAL SMOOTH CEMENT FIBER SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. 5/8" GYPSUM BOARD ON THE INTERIOR SIDE.  
PROVIDE R-15 INSULATION IN STUD SPACE.  
Color : Ivory (DE8191 Exclusive Ivory)

17 - NEW PROPOSED PAINTED WOOD CORNICE  
Color : White

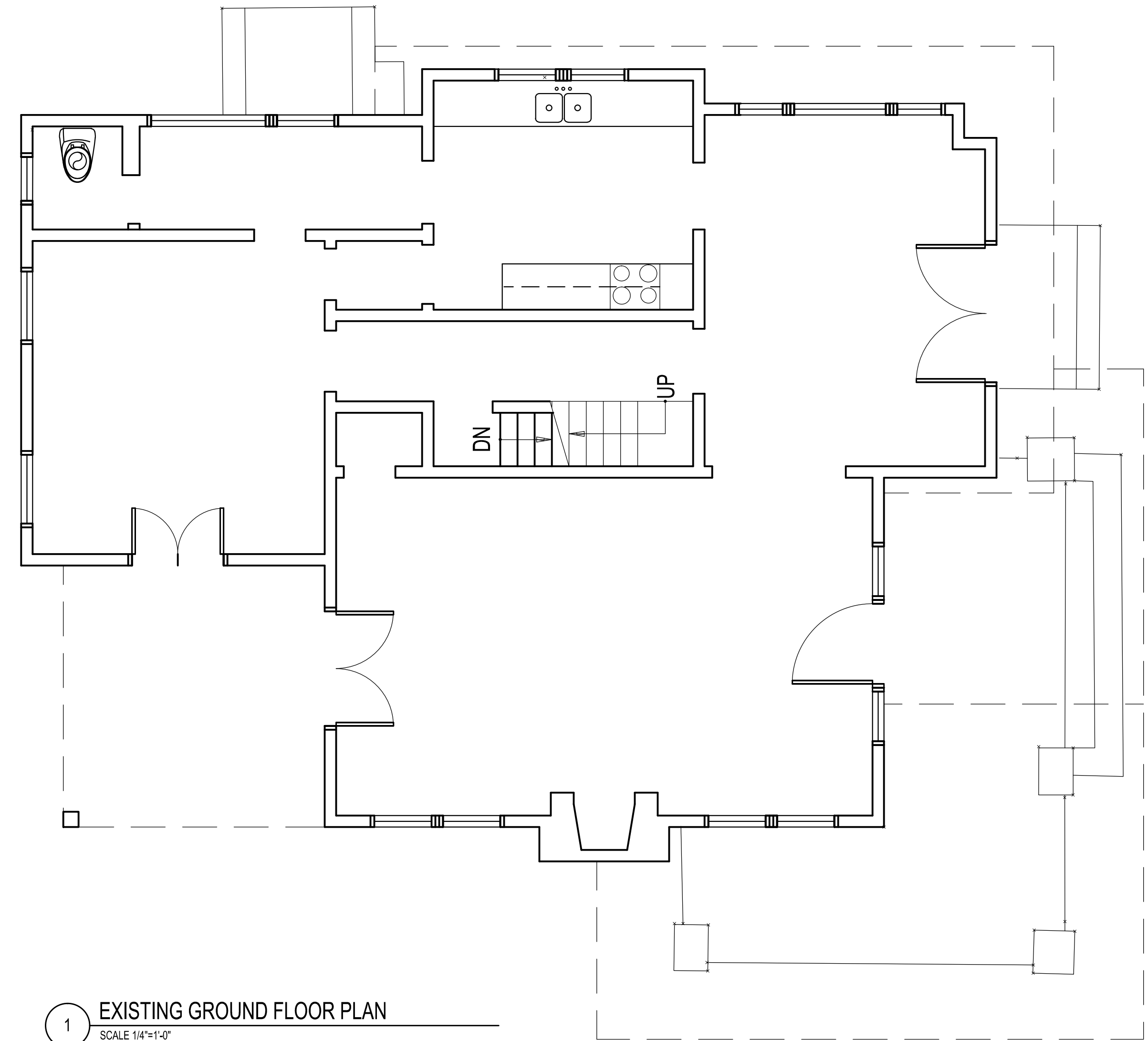
18 - NEW PROPOSED WOOD FRAMED WINDOW  
Color : White



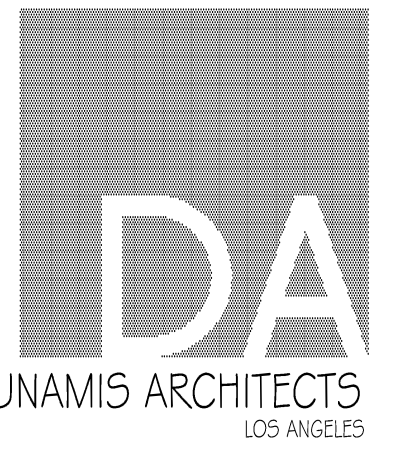
3 EXISTING ROOF PLAN  
SCALE 1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN  
SCALE 1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN  
SCALE 1/4"=1'-0"



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STAMP:

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS, and shall not be used on any other work except by agreement with DUNAMIS ARCHITECTS. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of DUNAMIS ARCHITECTS prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

My West LLC  
5144 Los Caballeros Way  
Los Angeles Ca 90027

PROJECT:

538-534 N Kenwood  
Condominiums  
538-534 N Kenwood St.  
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY
REVISED	04.18.17	HZ

SHEET TITLE:

EXISTING HISTORIC  
HOUSE

DATE	06.16.15
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	0315
SHEET	

A2.6

***ATTACHMENT 3***  
***DPR 523 FORMS***

---

# PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5S3  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-

\*Resource Name or #: 534 N. Kenwood Street

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: Burbank YEAR: 1994 T \_\_\_\_\_ ; R \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 534 N Kenwood Street City: Glendale State: CA Zip Code: 91206-3252

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, etc., as appropriate)  
APN 5643-007-004

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Parcel number 5643-007-004 consists of 0.17 acres and includes two buildings. The primary building's address is 534 N. Kenwood Street. It is located on the east side of Kenwood Street and faces west. This property is a single-family residence and detached garage with a front lawn and bushes along the front porch and primary elevation. The primary building is a single-family residence that was constructed in 1913 in the Aeroplane Craftsman style. It is located on the western portion of the. *Continued below...*

\*P3b. Resource Attributes: (List attributes and codes) HP02

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of a District  Other

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



P5b. Description of Photo:  
Front facade

\*P6. Date Constructed/Age and Source:

Historic  PreHistoric  
 Both  Neither

Year Built: 1913 - Documented

\*P7. Owner and Address:

Name: Lee E. Marlene E. Cochran TR  
Address: 1871 Sherer Ln.  
Glendale, CA 91208

\*P8. Recorded By:

Planning Department  
City of Glendale  
633 E. Broadway, Room 103  
Glendale, CA 91206

\*P9. Date Recorded: 06/19/2007

\*P10. Survey Type: Survey - Reconnaissance  
Survey Title: 2007 Glendale Craftsman Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
None

\*Attachments:

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> NONE                                   | <input type="checkbox"/> Location Map          | <input type="checkbox"/> Sketch Map      | <input checked="" type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature Record         |
| <input type="checkbox"/> Milling Station Record                 | <input type="checkbox"/> Rock Art Record       | <input type="checkbox"/> Artifact Record | <input type="checkbox"/> Photograph Record             |

Other: \_\_\_\_\_

**P3a.Description (continued):**

parcel. It is a two-story, irregularly shaped building. The principal façade is asymmetrical. It is constructed out of wood and sits on a concrete foundation. The exterior is clad in wood shingles. It is covered by low-pitched, front gabled roofs above the first floor and a low-pitched, side gabled roof above the second floor, both sheathed with composition shingles. The building has a wide overhang with open eaves, exposed rafters, stickwork under the front porch gable, false beams under the gable ends and peaks and knee brackets. The building has one stucco-clad chimney located on the north elevation. There is also one large porch located on the northern portion of the front façade. It consists of a partial-width front porch under a front gabled roof. The porch is supported by paired wood posts that rest on stucco-clad pedestals that extend to ground level. The main entrance is located under the front porch gable and consists of an original and elaborate wood door and flanking wood sash casement windows. There are three wood sash multi-pane windows on the second-floor façade facing the street and a set of wood doors (covered by original screen doors) on the southern portion of the primary elevation. The windows have wide surrounds and extended lintels. Other windows throughout the house consist of wood sash multi-pane windows. Landscaping elements include a front lawn and bushes along the front porch and primary elevation. Other features include a concrete walkway leading from the sidewalk to the porch.

The Craftsman style was popular from 1900 to 1925 in Southern California. Typical character defining features of the Craftsman style include: the use of natural materials such as wood and stone; a low-pitched, gabled roof (occasionally hipped) with wide, open eave overhangs and exposed rafters; decorative (false) beams or braces commonly added under gables; either full- or partial-width porches with the roof supported by tapered square columns or pedestals frequently extend to ground level (without a break at level of porch floor); and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels. This Craftsman building exhibits an exterior clad in wood shingles and decorative wood stickwork under the front porch gable, a low-pitched gabled roof with wide, open eave overhangs and exposed rafters, decorative false beams and knee braces added under gables, a partial-width front porch with the roof supported by wood posts that rest on pedestals that extend to ground level and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels.

The condition of the building is good. Alterations to the building include a boarded-up window on the north elevation.