



CITY OF GLENDALE, CALIFORNIA

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

December 16, 2019

Hamlet Zohrabians  
3467 Ocean View Blvd, Suite B  
Glendale, CA 91208

**RE: 350 MYRTLE STREET  
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1913994**

Dear Mr. Zohrabians:

The Director of Community Development will render a final decision on or after **December 30, 2019**, for the following project:

**PROJECT DESCRIPTION:** To demolish an existing single-family Craftsman style residence (built in 1913), and construct a new 6,053 square-foot, two-story, five-unit, townhouse-style multi-family residential building on an approximately 6,875 square-foot lot in the R-1250 (High Density Residential) Zone. The proposed building features a new semi-subterranean parking garage to include 12 parking spaces.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

***For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).***

Comments must be received prior to **December 30, 2019**, in order to be considered by the Director.

**DECISION:** A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhani  
Planner

A handwritten signature in blue ink, appearing to read 'Aileen Babakhani', written over the typed name and title.

**City of Glendale  
Community Development Department  
Design Review Staff Report – Multi-Family**

<b>Meeting/Decision Date:</b> December 30, 2019	<b>Address:</b> 350 Myrtle Street
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5637-006-020
<b>Case Number:</b> PDR 1913994	<b>Applicant:</b> Hamlet Zohrabians
<b>Prepared By:</b> Aileen Babakhani, Planner	<b>Owner:</b> Andre Eliasian

**Project Summary**

The applicant is proposing to demolish an existing single-family Craftsman style residence (built in 1913), and construct a new 6,053 square-foot, two-story, five-unit, townhouse-style multi-family residential building on an approximately 6,875 square-foot lot in the R-1250 (High Density Residential) Zone. The proposed building features a new semi-subterranean parking garage to include 12 parking spaces.

The proposed work includes:

- Demolition of the existing single-family residence.
- Construction of a new 6,053 square-foot two story, townhouse style, multi-family building with a total of five units designed in the Spanish Colonial Revival architectural style.
- Construction of a new semi-subterranean garage with 12 parking stalls, including one guest parking space.

**Existing Property/Background**

The subject property is an interior lot, developed in 1913 located on the south side of Myrtle Street, in a high-density residential zone of predominantly multi-family development. The rectangular shaped lot is relatively flat and similar to other lots in the neighborhood. The existing 1,624 square-foot single-family residence (designed in the Craftsman style) will be demolished as part of this project.

The subject property was assigned a California Historical Resource Status Code of 6L in the 2007 Craftsman Survey and was determined to be ineligible for listing at the local level. A historical resource evaluation (dated February 21, 2018) was prepared for the existing property by a consulting firm that meets the Secretary of the Interior's Professional Qualification Standards in the fields of History and Architectural History. The evaluation concluded that the existing building does not possess sufficient historical or architectural significance to merit listing in the Local or State Register of Historic Resources. Therefore, the subject property is not considered a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) guidelines. The historical resource evaluation is attached to this report as Attachment # 5.

**Staff Recommendation**

- Approve     Approve with Conditions     Return for Redesign     Deny

**Last Date Reviewed / Decision**

- First time submittal for final review.  
 Other:

**Zone:** R1250 - High Density Residential

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

**Active/Pending Permits and Approvals**

- None  
 Other:

**CEQA Status:**

- The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because
- The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because
- The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all the conditions for an in-fill development project.
- Other:

**Site Slope and Grading**

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

**DESIGN ANALYSIS**

**Site Planning**

Are the following items satisfactory and compatible with the project site and surrounding area?

**Building Location**

- yes    n/a    no

*If "no" select from below and explain:*

- Setbacks of buildings on site
- Prevailing setbacks on the street

**Yards and Usable Open Space**

- yes    n/a    no

*If "no" select from below and explain:*

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

**Garage Location and Driveway**

- yes    n/a    no

*If "no" select from below and explain:*

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design
- Stairs and lifts to subterranean garages incorporated into the design of the project

**Landscape Design**

- yes    n/a    no

If "no" select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. However, a condition of approval is added requiring to add three (3) additional trees within the proposed planter area along the west property line.

#### **Walls and Fences**

yes  n/a  no

If "no" select from below and explain:

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

#### **Equipment, Trash, and Drainage**

yes  n/a  no

If "no" select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

#### **Lighting**

yes  n/a  no

If "no" select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

#### **Determination of Compatibility: Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site planning of the proposed building is appropriate to the site and its neighboring properties consist of single-family and multi-family residential buildings.
- The new building will face Myrtle Street and will maintain the prevailing street front setback of adjacent properties along the street.
- The new semi-subterranean parking garage will be accessed from Myrtle Street and pedestrian access to the parking garage is from the rear common open space as well as a staircase at the front. The elevators and stairs are appropriately incorporated into the overall design of the building
- The proposed outdoor common space, at the rear of the building, is well integrated into the site planning and is accessible easily from all units. Amenities and landscaped area are designed appropriately within the outdoor common space.

- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. However, a condition of approval is added requiring to add three (3) additional trees within the proposed planter area along the west property line.
- The proposed perimeter wall is complementary to the design concept with an appropriate set back from the front property line and consists of 3'-6" high concrete wall with cement plaster finish with 3'-0" high metal fence above it.
- The proposed rooftop equipment is appropriately integrated into the design and adequately screened from public view.
- The trash bins and recycling containers are located in the new semi-subterranean garage and are not visible from the street.
- The proposed light fixtures are appropriately located adjacent to the main entries and patio doors.

## Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

### Building Relates to its Surrounding Context

yes  n/a  no

If "no" select from below and explain:

- Relates to predominant pattern through appropriate proportions and transitions
- Impact of larger building minimized

### Building Relates to Existing Topography

yes  n/a  no

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

### Consistent Architectural Concept

yes  n/a  no

If "no" select from below and explain:

- Concept governs massing and height

### Scale and Proportion

yes  n/a  no

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

### Roof Forms

yes  n/a  no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

### Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the proposed building are appropriate to the surrounding development pattern and fit within the neighborhood consisting of single-family and multi-family dwellings designed in a variety of architectural styles.
- The proposed two-story building is well-articulated with appropriate setbacks and recessed building forms which break up the two-story building mass.
- The pitched roofs reinforce the proposed design concept of the Spanish Colonial Revival architectural style and are consistent with the architectural concept.

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### Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

#### Overall Design and Detailing

yes  n/a  no

If "no" select from below and explain:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

#### Entryway

yes  n/a  no

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

#### Windows

yes  n/a  no

If "no" select from below and explain:

- Appropriate to overall design
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

#### Privacy

yes  n/a  no

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/roof decks
- Avoid windows facing adjacent windows

#### Finish Materials and Color

yes  n/a  no

If "no" select from below and explain:

- Textures and colors reinforce design
- High-quality materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

#### **Paving Materials**

yes  n/a  no

If "no" select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

#### **Ancillary Structures**

yes  n/a  no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls complement primary structure

#### **Determination of Compatibility: Design and Detailing**

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed architectural details, color, and materials including smooth cement plaster finish, metal railings, metal gates, wood corbels, wood doors (to the units), pre-cast concrete door surrounds, one-piece clay tile roofing, and fiberglass windows reinforce the proposed Spanish Colonial Revival architectural style and are consistent with the neighborhood context of variety of architectural styles.
- The proposed front metal entry gates are located in appropriate locations and are consistent with the proposed design concept.
- All new windows will be fiberglass and recessed within the walls with wood sill. The casement and fixed windows are compatible with the proposed Spanish Colonial Revival architectural style.
- The proposed setbacks at the sides and rear of the building and the proposed landscaping at the project site provide buffers to enhance the privacy of the adjacent buildings.
- The driveway and walkway at the front of the building, facing the street, will have concrete decorative paving and the walkways insides of the building will have decorative pavers.

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#### **Recommendation / Draft Record of Decision**

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

##### **Conditions:**

1. Add three (3) additional trees within the proposed planter area along the west property line.

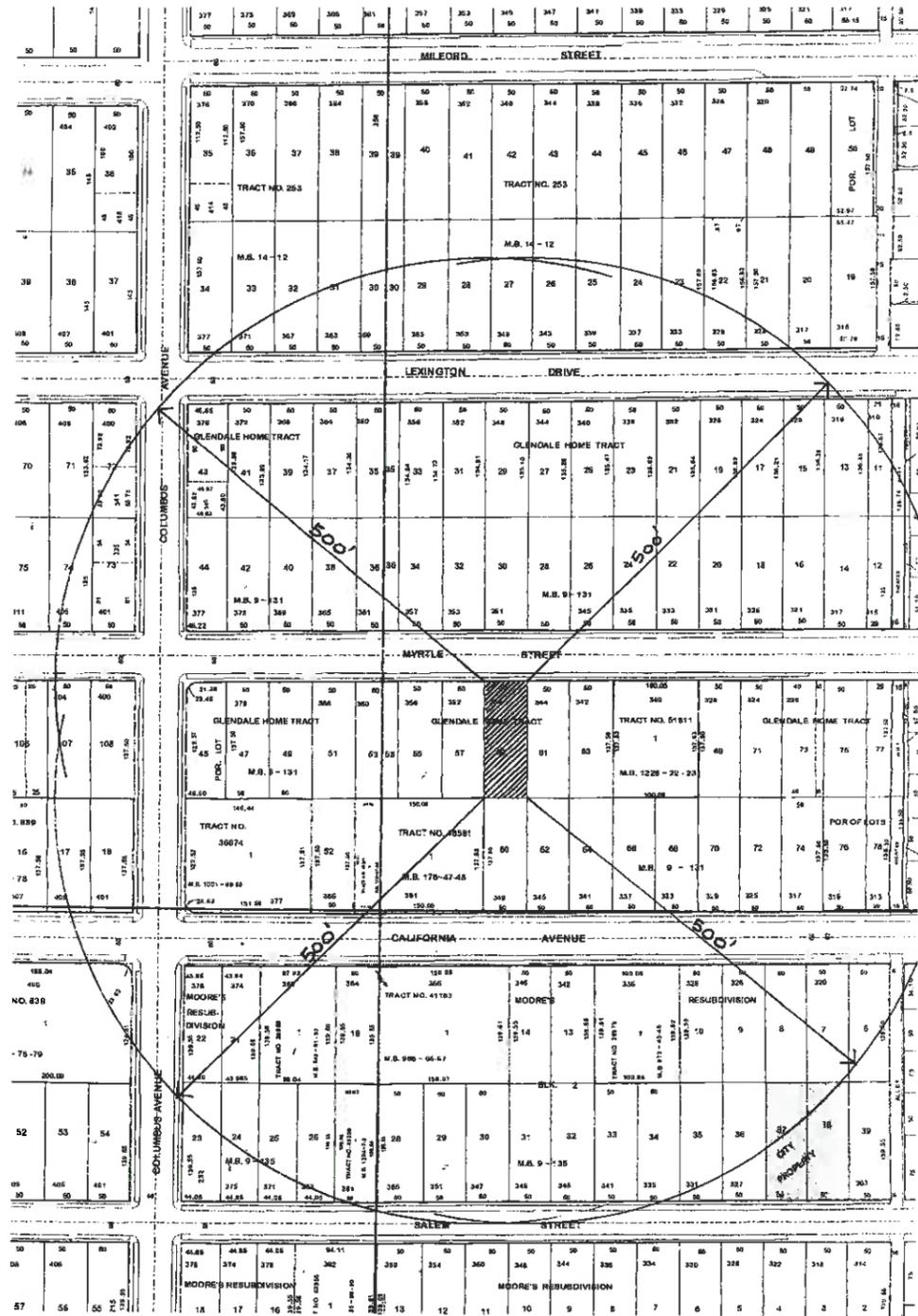
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#### **Attachments**

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans
5. Historic Resource Evaluation dated February 21, 2018

950 MYRTLE ST.

Location Map







1) 350 Myrtle St. Glendale, Ca. 91203



2) 352 Myrtle St. Glendale, Ca. 91203



3) 360 Myrtle St. Glendale, Ca. 91203



4) 370 Myrtle St. Glendale, Ca. 91203



5) 377 Myrtle St. Glendale, Ca. 91203



6) 373 Myrtle St. Glendale, Ca. 91203



7) 369 Myrtle St. Glendale, Ca. 91203



8) 365 Myrtle St. Glendale, Ca. 91203



9) 361 Myrtle St. Glendale, Ca. 91203



10) 357 Myrtle St. Glendale, Ca. 91203



11) 353 Myrtle St. Glendale, Ca. 91203



12) 351 Myrtle St. Glendale, Ca. 91203



13) 345 Myrtle St. Glendale, Ca. 91203



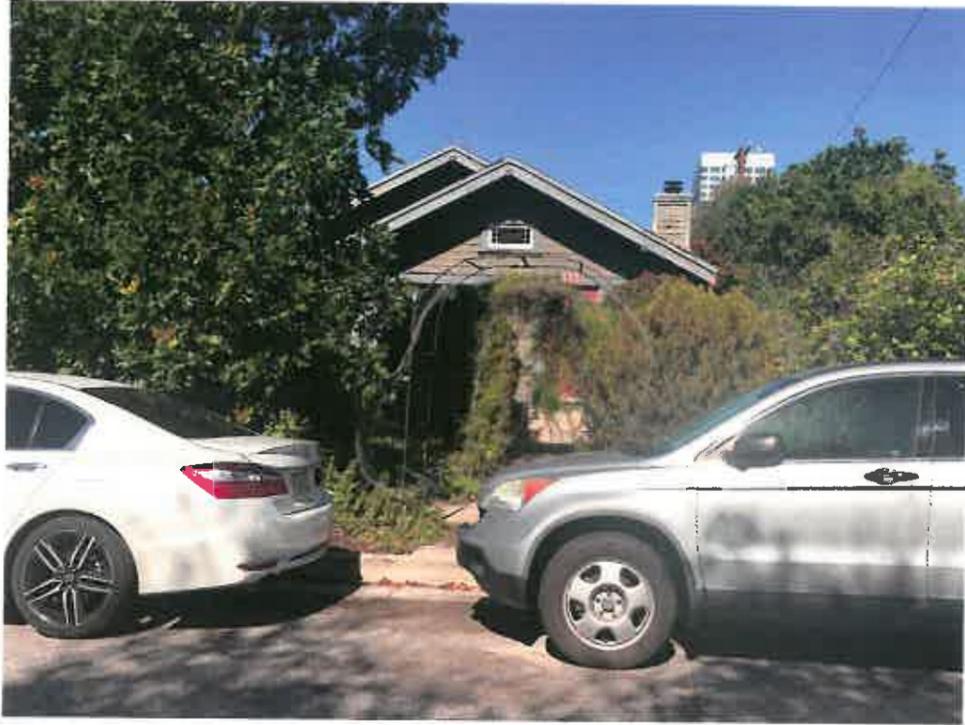
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15) 333 Myrtle St. Glendale, Ca. 91203



16) 331 Myrtle St. Glendale, Ca. 91203



17) 352 Myrtle St. Glendale, Ca. 91203



18) 324 Myrtle St. Glendale, Ca. 91203



19) 328 Myrtle St. Glendale, Ca. 91203



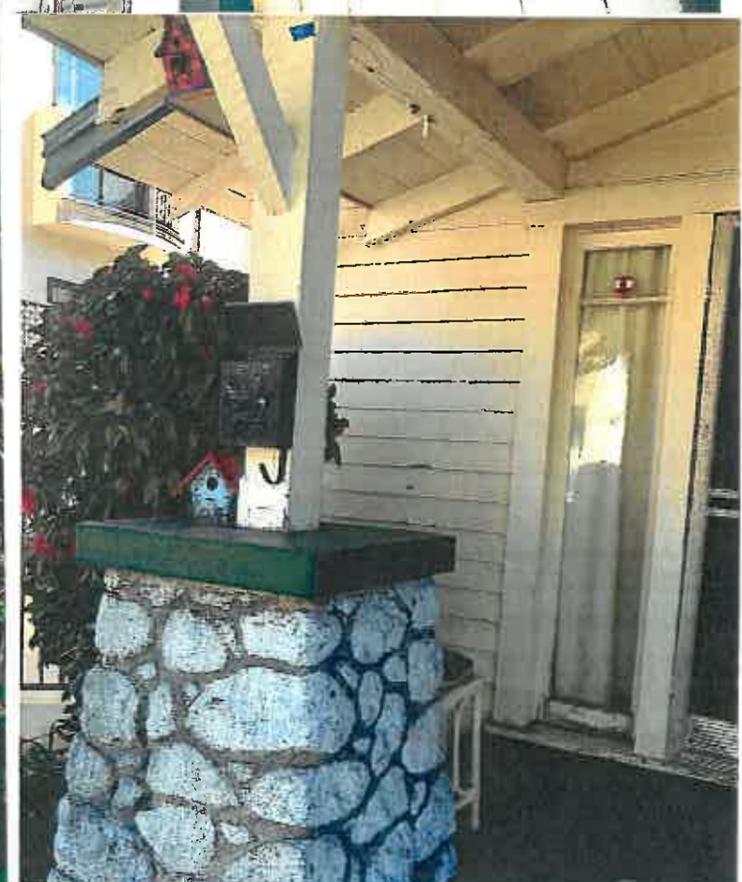
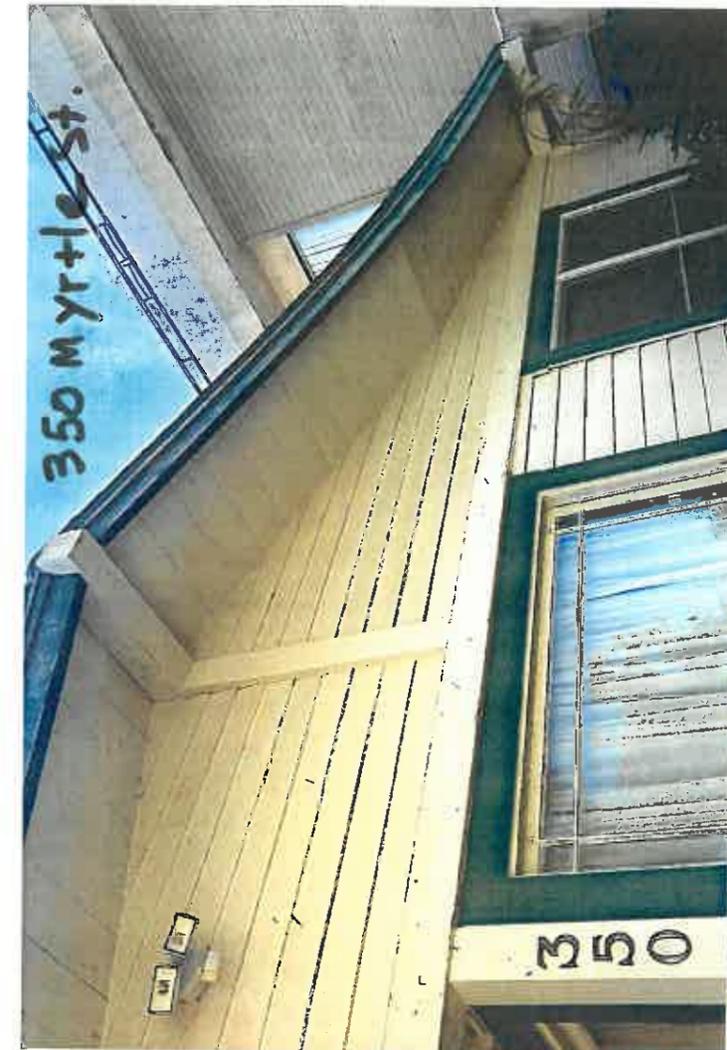
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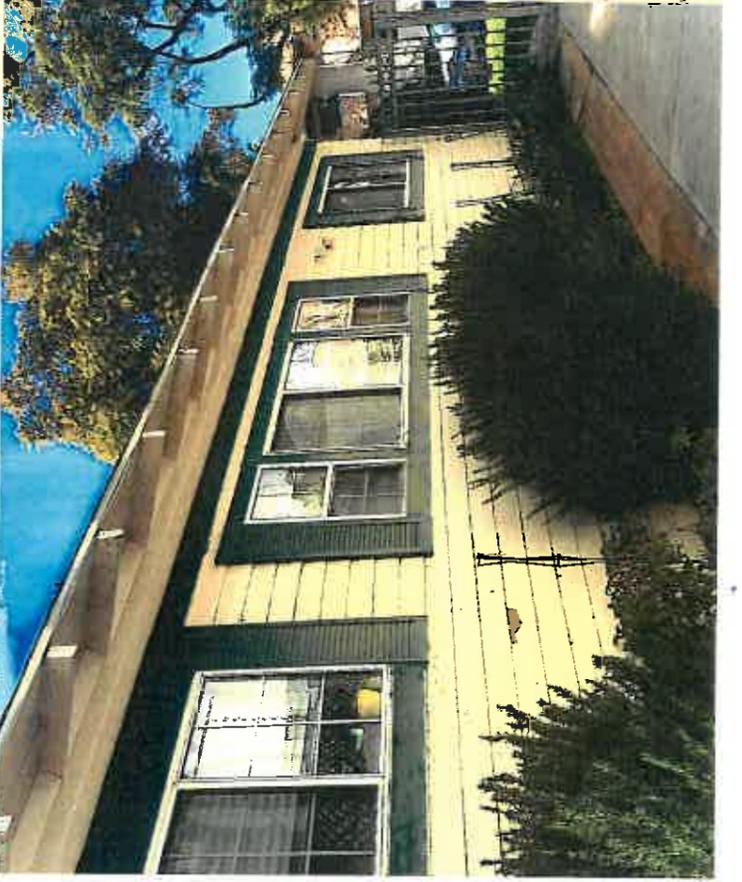
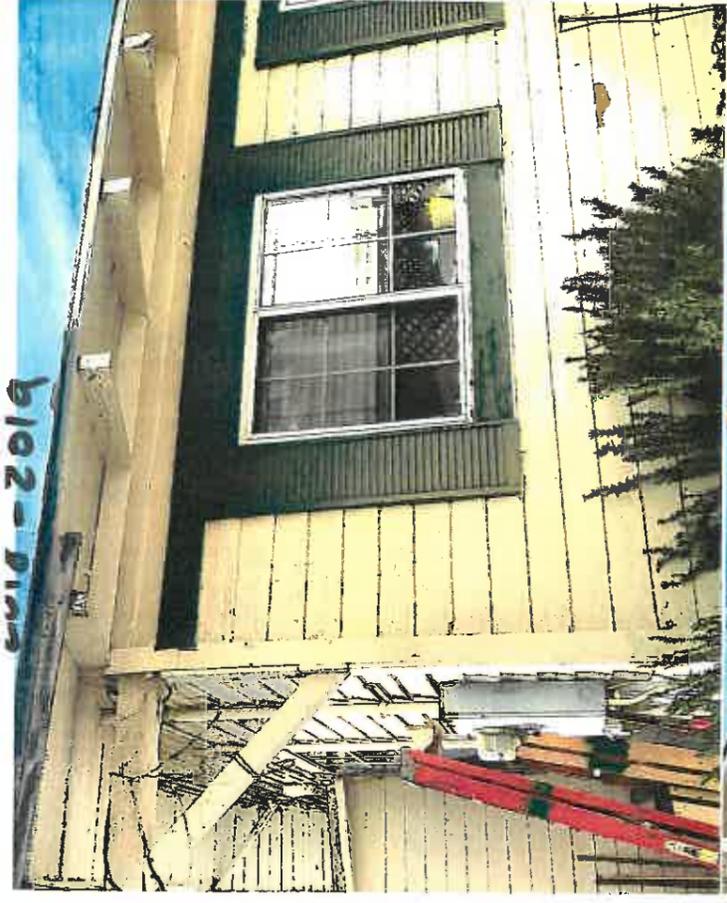
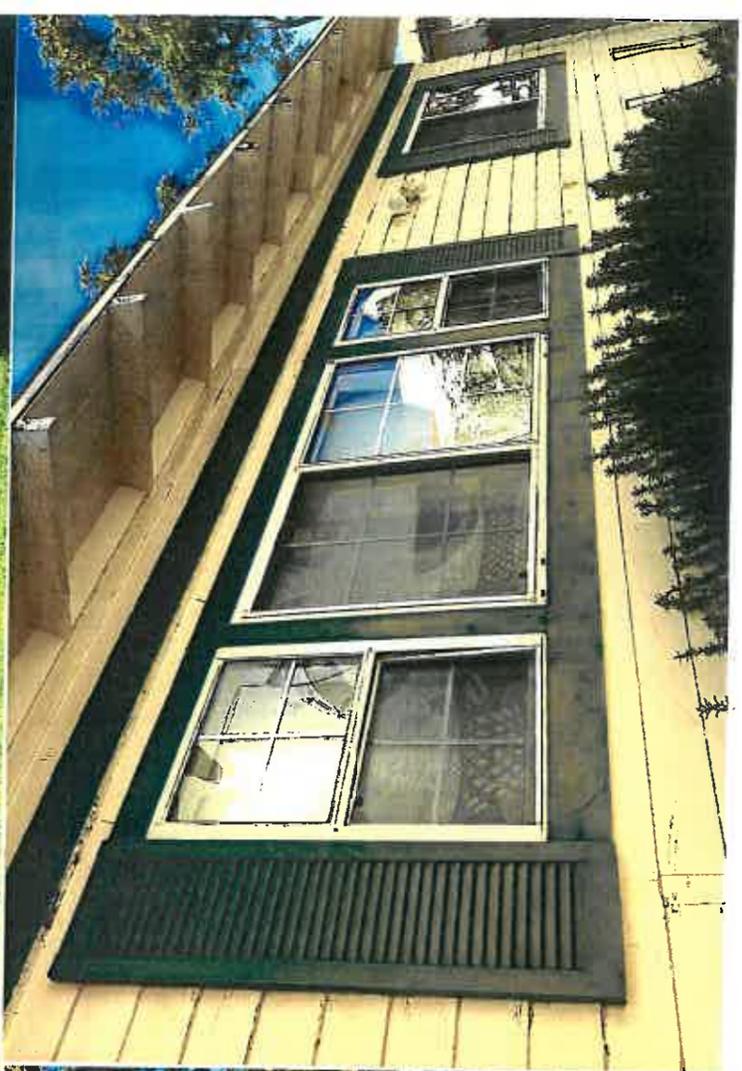


21) 342 Myrtle St. Glendale, Ca. 91203



22) 349 W. California Ave. Glendale, Ca. 91203



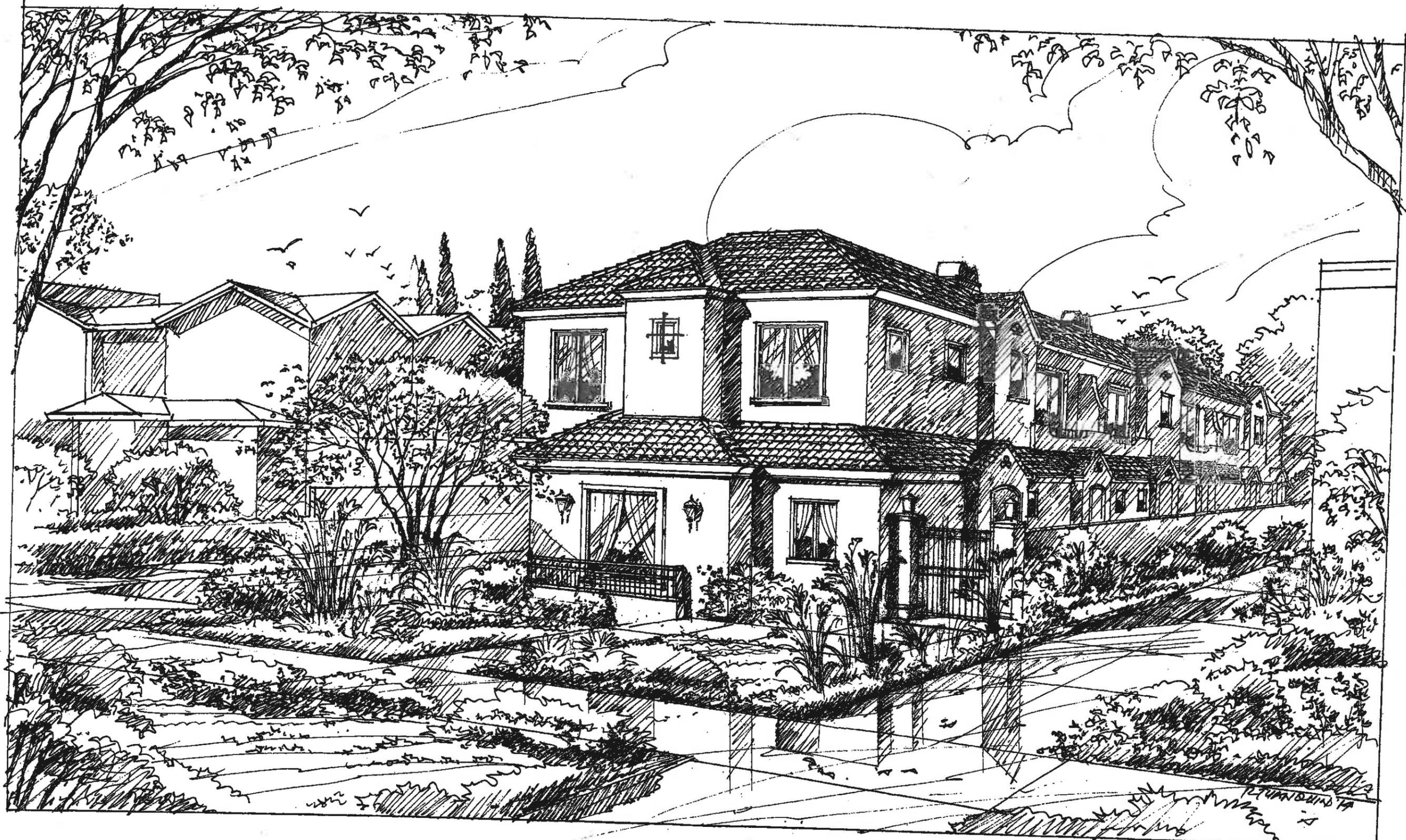


2018 - 2019



350 Myrtle St.





NOV 8, 2019



Zohrabians Architects and Builders, Inc.  
 5487 Ocean View Blvd, Suite B  
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 F +1 818.236.2171  
 zab@zohrabians.com  
 www.zohrabians.com

STAMP:

These drawings and specifications are the property and copyright of ZOHRABIANS ARCHITECTS AND BUILDERS INC. and shall not be used on any other work except by agreement with ZOHRABIANS ARCHITECTS AND BUILDERS INC. 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 ZOHRABIANS ARCHITECTS AND BUILDERS INC. 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:  
 Andre Eliasian  
 1224 Stanley Ave. Unit 10  
 Glendale Ca. 91206

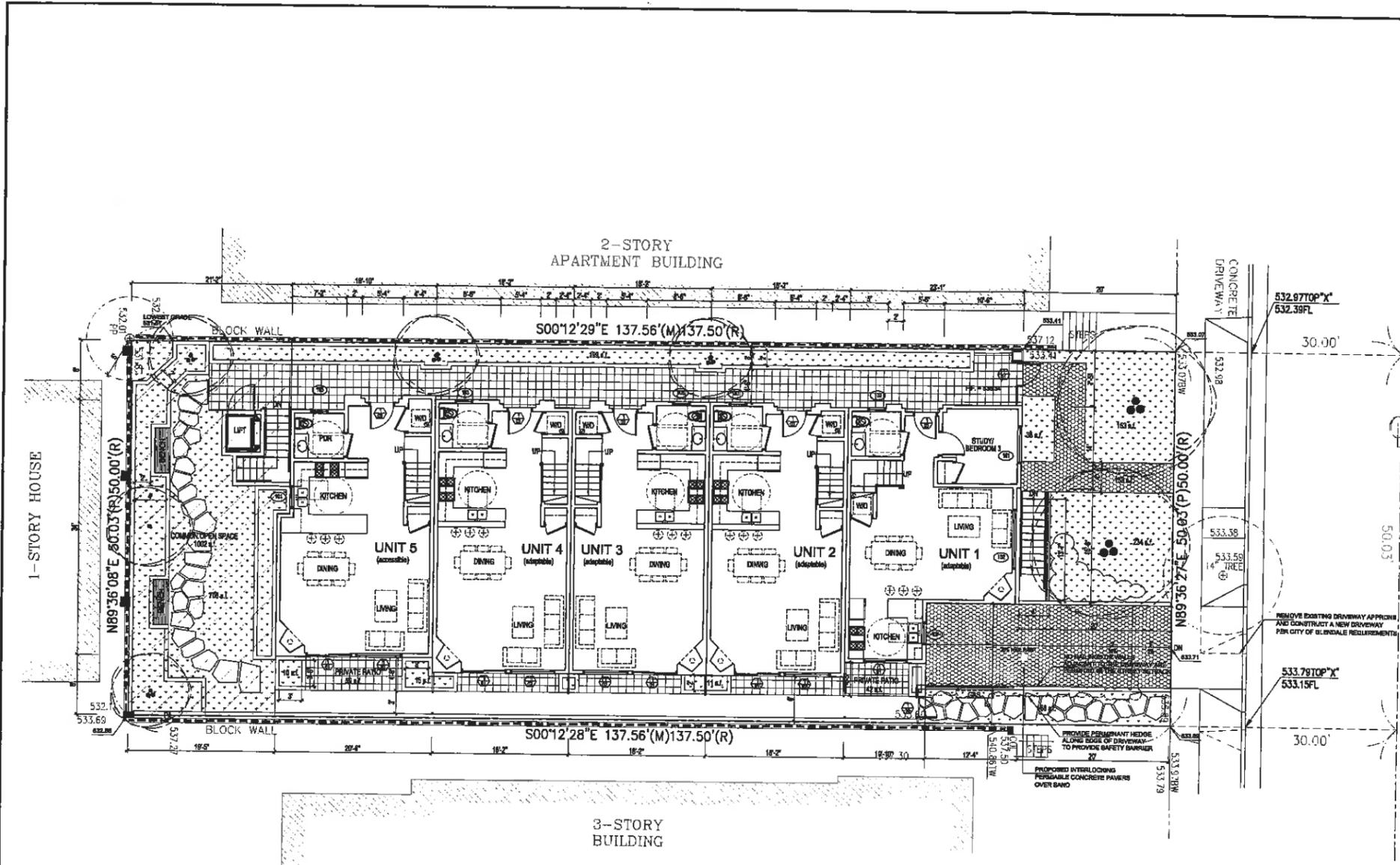
PROJECT:  
**350 Myrtle**  
 Luxury Town homes  
 350 Myrtle Street  
 Glendale Ca. 91203

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:  
**PROPOSED BUILDING**  
**SITE AND FIRST FLOOR PLAN**

DATE	11.07.18
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	

**A2.1**



**1 SITE AND FIRST FLOOR PLAN**  
 SCALE 1/8"=1'-0"

**PROJECT DESCRIPTION:**  
 NEW PROPOSED 5-UNIT TWO STORY APARTMENTS/CONDOMINIUMS OVER SEMI-SUBTERRANEAN PARKING GARAGE

**PROJECT DATA:**  
 LEGAL DESCRIPTION = GLENDALE HOME TRACT, LOT 59  
 APN = 5637-006-020  
 ZONE = R-1250  
 LOT AREA = 6,875 s.f.  
 OCCUPANCY = R2 / S2  
 TYPE OF CONSTRUCTION = V-B (FULLY SPRINKLERED)

ALLOWABLE NUMBER OF UNITS = 6,875 s.f./1,250 S.F. = 5.50 units  
 PROPOSED NUMBER OF UNITS = 5  
 ALLOWABLE HEIGHT = 28 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 31'  
 PROPOSED MAXIMUM BUILDING HEIGHT = 28'-5"  
 LOT COVERAGE ALLOWED = 50% X 6,875 s.f. = 3,437.50 s.f.  
 PROPOSED LOT COVERAGE = 3,390 s.f.  
 ALLOWABLE FLOOR AREA = 1.2 (6,875 s.f.) = 8,250 s.f.  
 PROPOSED FLOOR AREA = 6,053 s.f.

GRADE = (533.79 + 532.97) / 2 = 533.38  
 ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 533.38+3= 536.38  
 PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 536.34

**PERIMETER FENCE WALLS:**  
 MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.5'  
 LOWEST ADJACENT GROUND LEVEL = 531.87'  
 MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 538.37'

**REQUIRED PARKING:**  
 2 CARS /2BR UNIT + 2.5 CARS /3BR + 0.25/UNIT (GUEST)  
 2 (3) + 2.5 (2) + 1.25 (GUEST) = 12 SPACES  
 PROPOSED PARKING:  
 2 (3) + 2.5 (2) + 1.25 (GUEST) = 12 SPACES

**REQUIRED OPEN LANDSCAPING:**  
 REQUIRED LANDSCAPED OPEN SPACE = 25% (6,875) = 1,718.75 s.f.  
 PROPOSED LANDSCAPED OPEN SPACE = 1,725 s.f.

**OPEN SPACE:**  
 REQUIRED COMMON OUTDOOR SPACE = 200 S.F./UNIT = 1,000 s.f.  
 PROPOSED COMMON OUTDOOR SPACE = 1,002 s.f.  
 REQUIRED PRIVATE OUTDOOR SPACE = 40 S.F. / UNIT  
 PROPOSED PRIVATE OPEN SPACE = 40 S.F. / UNIT MIN.

**APARTMENT UNIT CONFIGURATION:**

UNIT NO.	1	2-4	5	TOTAL
BEDROOMS	3	2	3	
GROUND FLR.	684	(3) 856	673	3,325 s.f.
SECOND FLR.	530	(3) 511	865	2,728 s.f.
TOTAL	1,214	(3) 1,167	1,338	6,053 s.f.
PRIVATE PATIO	42	(3) 40	59	



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STAMP:

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PRIVATE PATIO	42	(3) 40	59	

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**CLIENT:**  
 Andre Eliasian  
 1224 Stanley Ave. unit 10  
 Glendale Ca. 91206

**PROJECT:**  
 350 Myrtle  
 Luxury Town homes  
 350 Myrtle Street  
 Glendale Ca. 91203

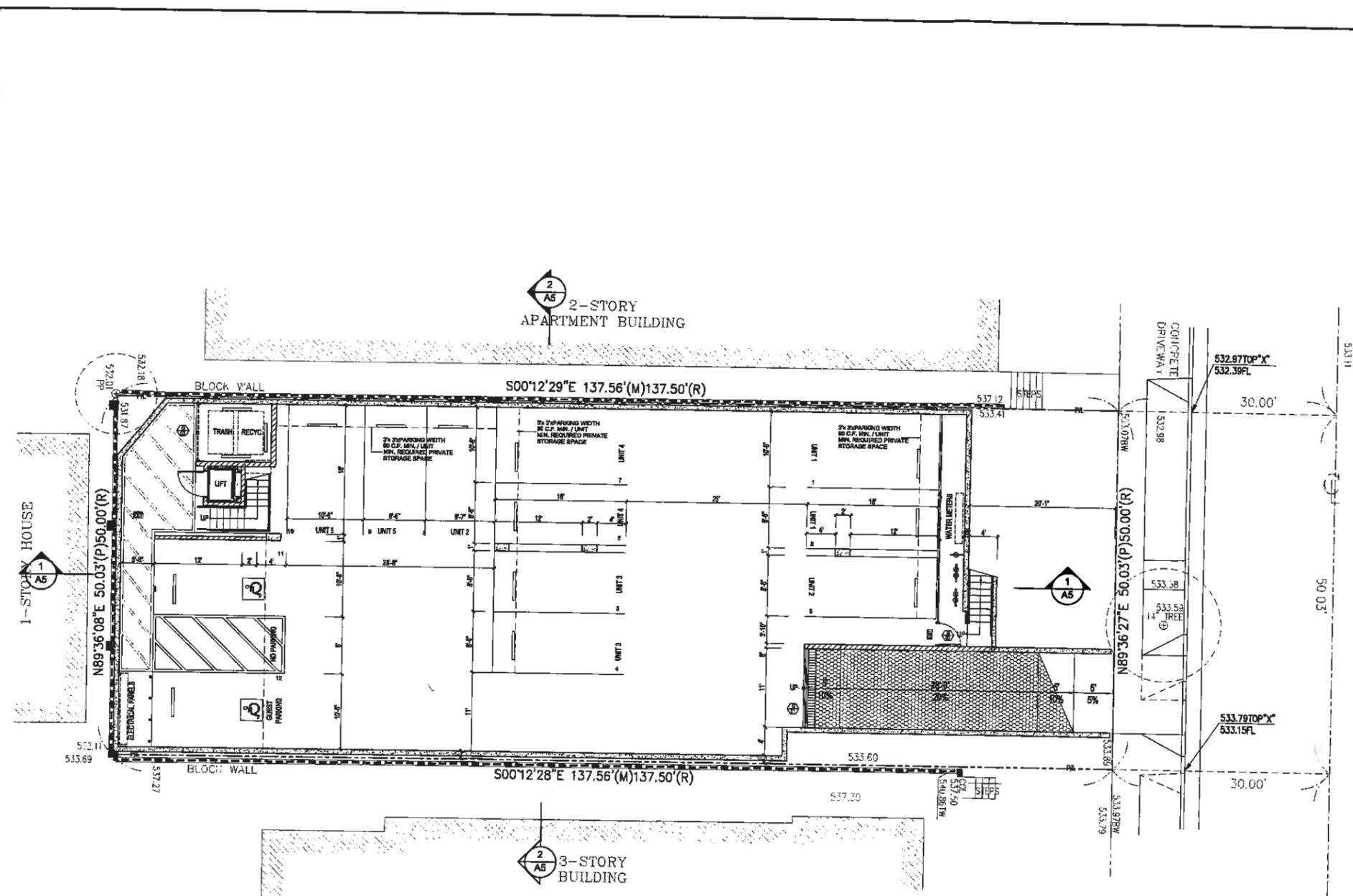
**REVISIONS**

DESCRIPTION	DATE	BY

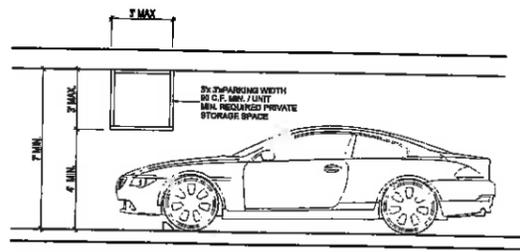
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 PARKING GARAGE PLAN

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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	

**A2.2**



**1 SEMI-SUBTERRANEAN PARKING GARAGE PLAN**  
 SCALE 1/8"=1'-0"



**2 STORAGE/PARKING VERTICAL CLEARANCE**  
 SCALE 1/4"=1'-0"



MYRTLE STREET





Zohrabians Architects and Builders, Inc.  
 3407 Owen View Blvd, Suite B  
 Glendale, California 91208  
 T +1 818.286.3819  
 F +1 818.286.2171  
 zab@zohrabians.com  
 www.zohrabians.com

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CLIENT:

Andre Eliason  
 1224 Stanley Ave. Unit 10  
 Glendale Ca. 91206

PROJECT:

350 Myrtle  
 Luxury Town homes  
 350 Myrtle Street  
 Glendale Ca. 91203

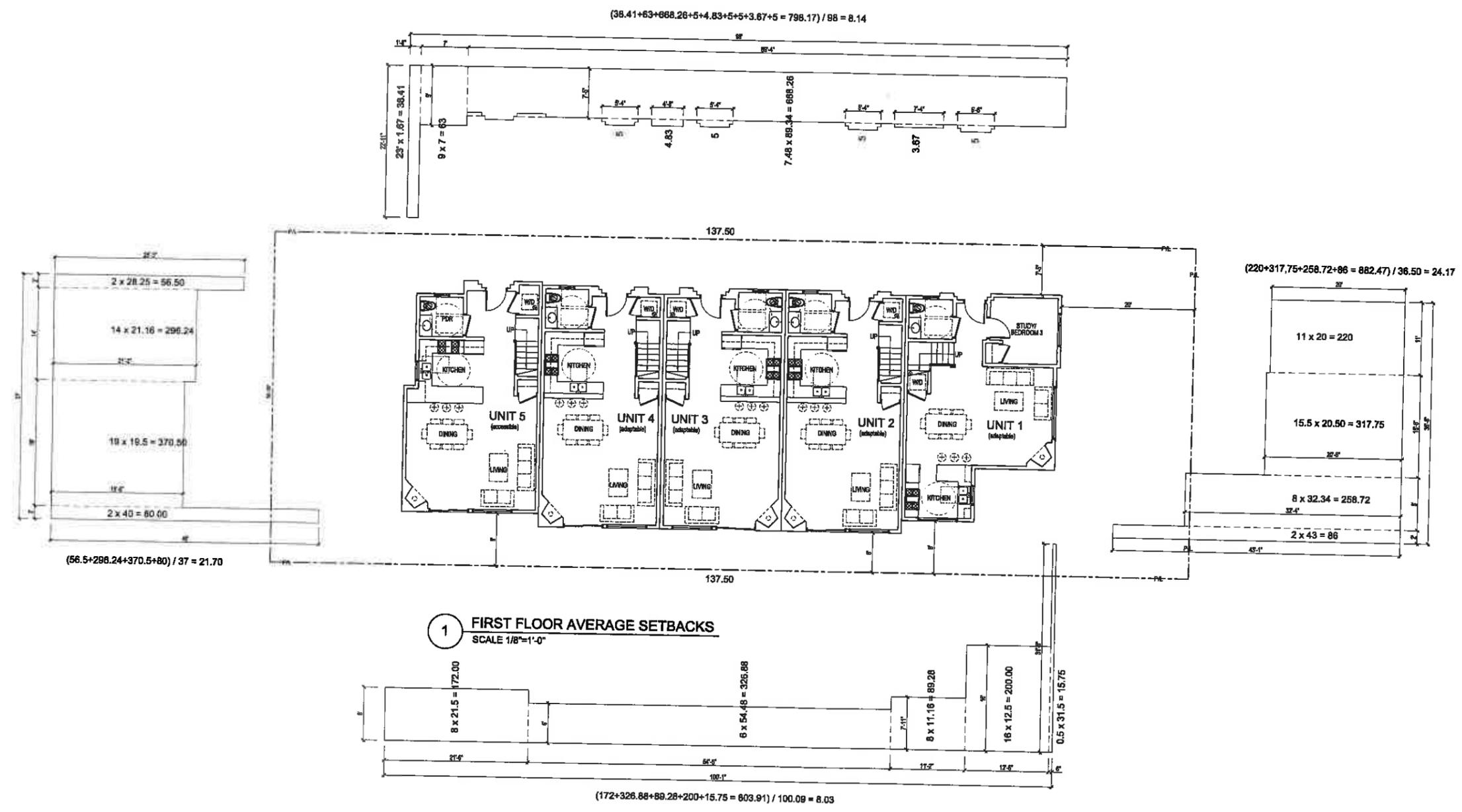
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING  
 FIRST FLOOR  
 SETBACK AVERAGING

DATE	11.07.19
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	

A2.4



1 FIRST FLOOR AVERAGE SETBACKS  
 SCALE 1/8"=1'-0"



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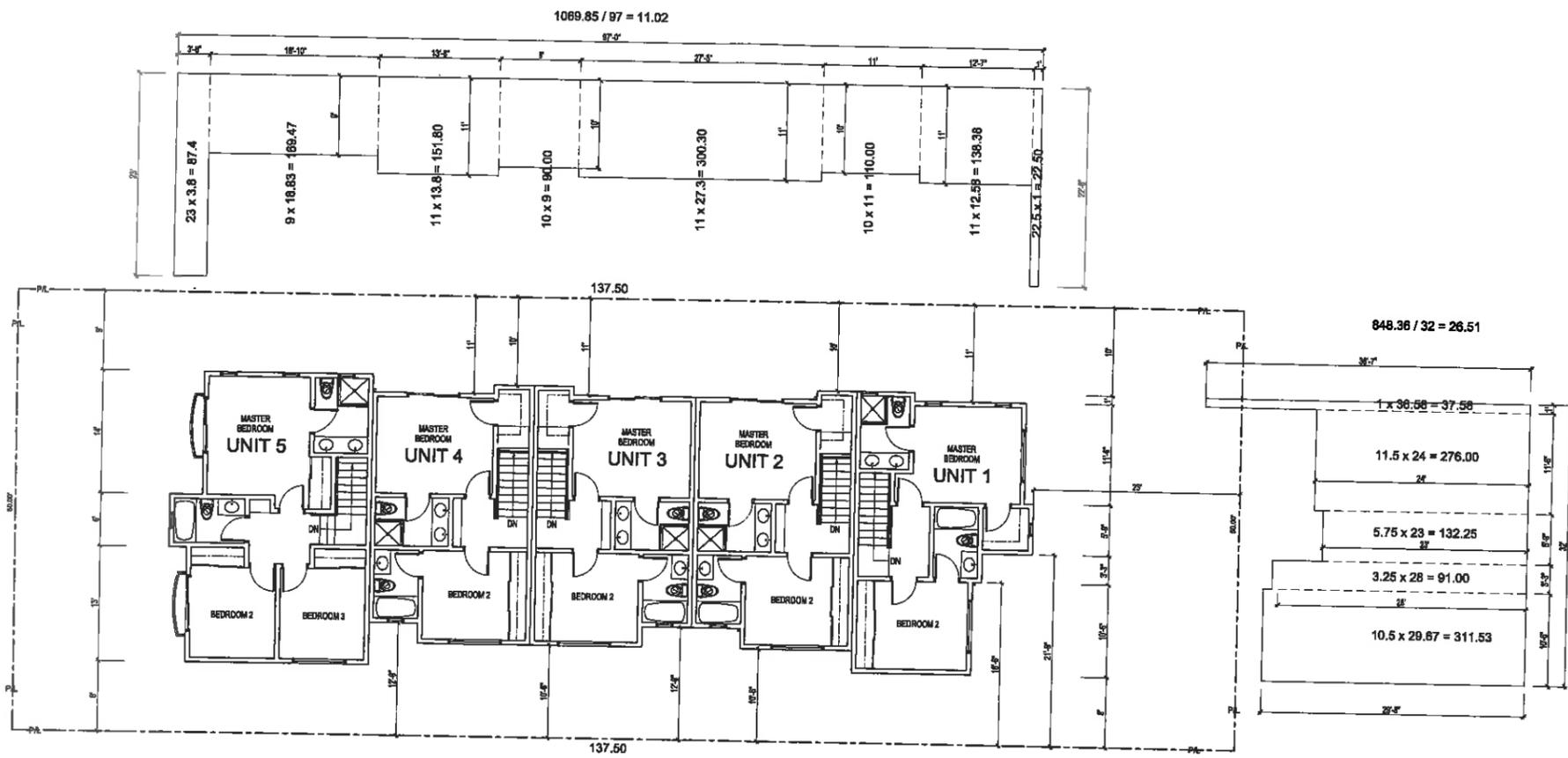
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DESCRIPTION	DATE	BY

SHEET TITLE:

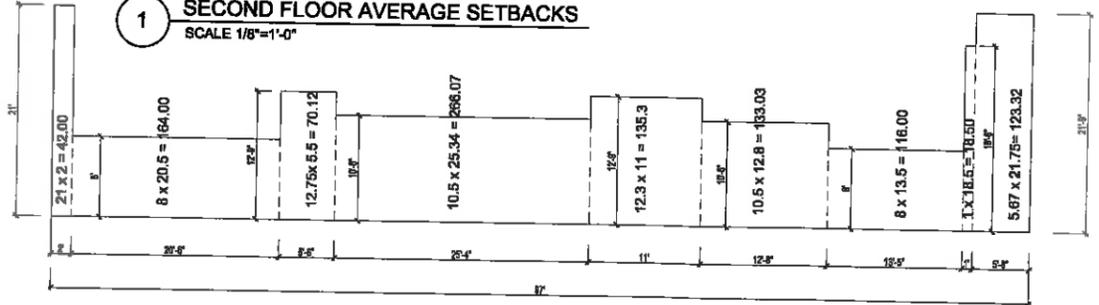
PROPOSED BUILDING  
 SECOND FLOOR  
 SETBACK AVERAGING

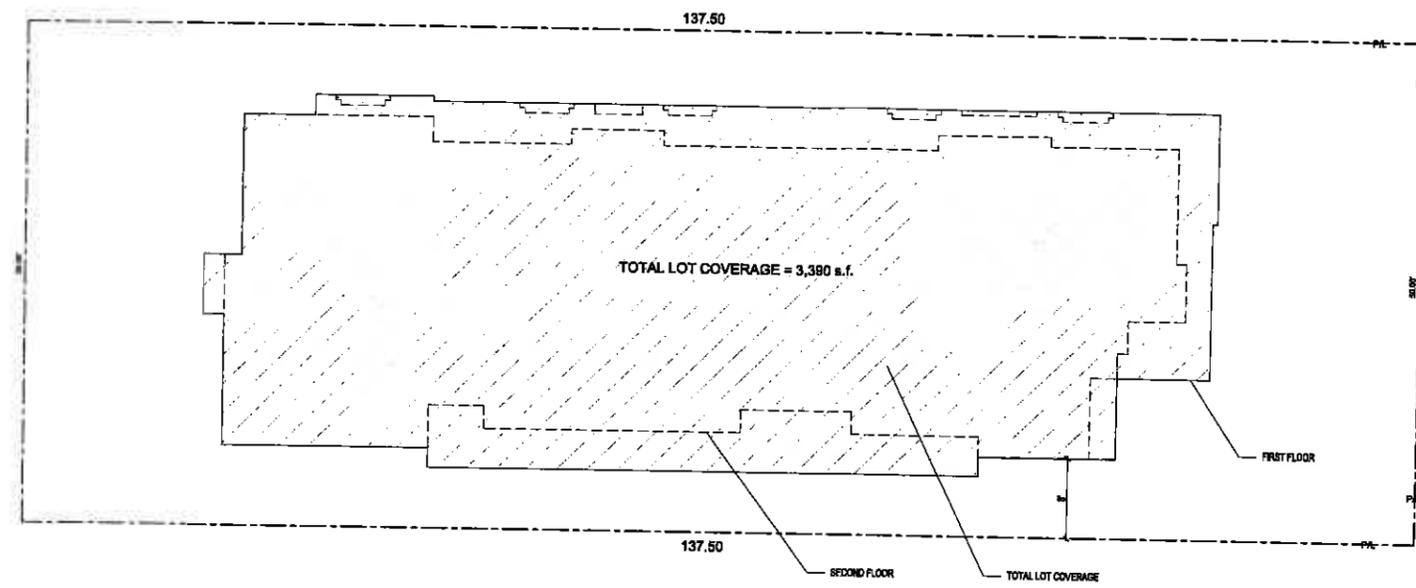
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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	02218
SHEET	

A2.5

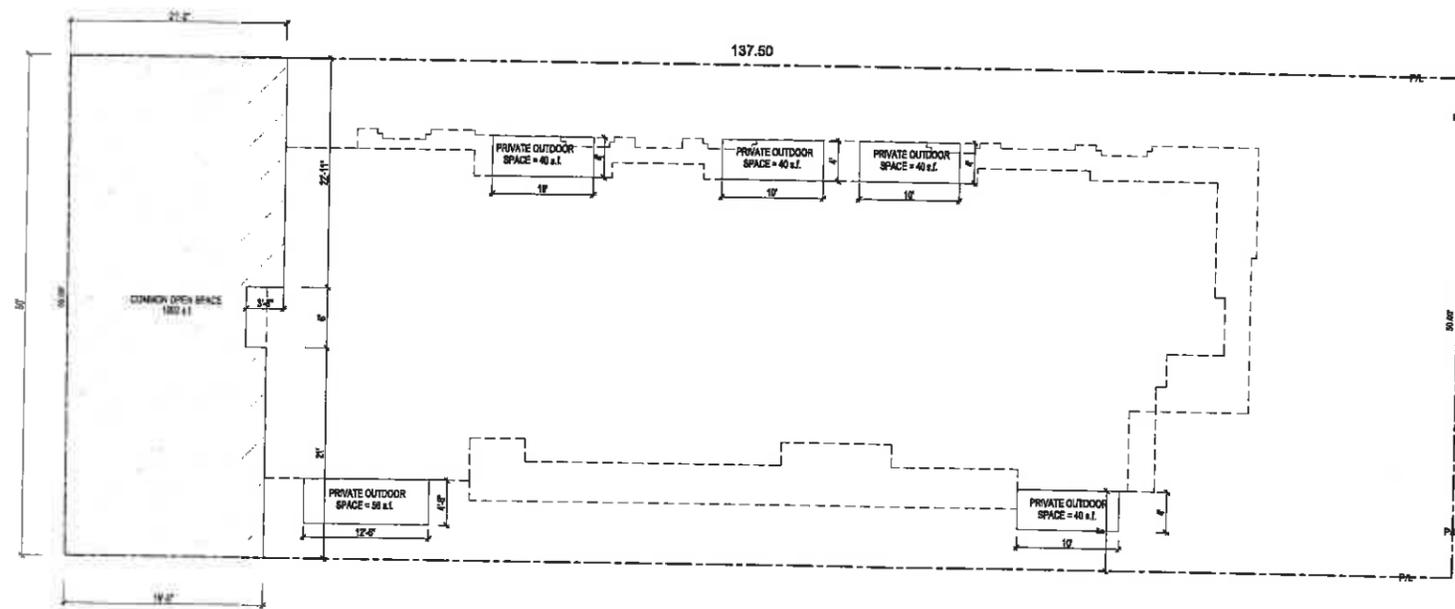


1 SECOND FLOOR AVERAGE SETBACKS  
 SCALE 1/8"=1'-0"





**1 LOT COVERAGE DIAGRAM**  
SCALE 1/8"=1'-0"



**2 PRIVATE/ COMMON OUTDOOR SPACE DIAGRAM**  
SCALE 1/8"=1'-0"



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Andre Ellsalan  
1224 Stanley Ave. unit 10  
Glendale Ca. 91206

PROJECT:

**350 Myrtle**  
Luxury Town homes  
350 Myrtle Street  
Glendale Ca. 91203

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

**LOT COVERAGE AND  
OUTDOOR SPACE  
DIAGRAMS**

DATE 11.07.19

SCALE 1/8"=1'-0"

DRAWN BY HZ

JOB NUMBER 02219

SHEET:

**A2.6**



2 BUILDING SOUTH ELEVATION  
SCALE 1/8"=1'-0"



1 BUILDING NORTH ELEVATION  
SCALE 1/8"=1'-0"



3 BUILDING WEST ELEVATION  
SCALE 1/8"=1'-0"



4 BUILDING EAST ELEVATION  
SCALE 1/8"=1'-0"

KEY NOTES :

- 1- 1" SMOOTH FINISHED CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING ON EXTERIOR SIDE OF 2 x 8 AT 16" O.C. AND A LAYER OF 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-13 INSULATION IN STUD SPACE. COLOR = LA HABRA "CRYSTAL WHITE"
- 2- 1" SMOOTH FINISHED CEMENT PLASTER OVER CONCRETE BLOCK FENCE WALL. COLOR = LA HABRA "CRYSTAL WHITE"
- 3- EIFS CORNICE. COLOR: PRE-CAST HONEY OAT
- 4- WOOD CORBELS. COLOR: DAWN EDWARDS "BLACK WALNUT"
- 5- MISSION TILE SCREENED VENT. COLOR: MATCH ROOF TILES
- 6- ONE PIECE CLAY MISSION TILE ROOF COVERING OVER 2-40# ROOFING PAPER (AS TILE). COLOR: OLD WORLD BLEND
- 7- PRE-PAINTED METAL GUTTER WITH 3" ROUND DOWN SPOUT. COLOR: DARK BRONZE
- 8- MARVIN "ALL ULTREX" FIBER GLASS FRAMED DUAL GLAZED WINDOW. COLOR: BRONZE
- 9- MARVIN "ALL ULTREX" FIBER GLASS FRAMED DUAL GLAZED DOORS. COLOR: BRONZE
- 10- PAINTED WOOD DOOR. COLOR: DAWN EDWARDS "BLACK WALNUT"
- 11- PAINTED METAL GUARDRAIL. COLOR: DARK BROWN
- 12- PAINTED METAL FENCE. COLOR: DARK BROWN
- 13- PAINTED METAL GATE. COLOR: DARK BROWN
- 14- PAINTED METAL SECURITY BARS. COLOR: DARK BROWN
- 15- PRE-CAST CONCRETE CAP. COLOR: PRE-CAST HONEY OAT
- 16- PRE-CAST CONCRETE DOOR SURROUND. COLOR: PRE-CAST HONEY OAT
- 17- EXTERIOR LIGHT FIXTURE. COLOR: DARK BRONZE
- 18- METAL CHIMNEY CAP. COLOR: DARK BRONZE



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Glendale Ca. 91206

PROJECT:

350 Myrtle  
Luxury Town homes  
350 Myrtle Street  
Glendale Ca. 91203

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

DATE

07.10.19

SCALE

1/8" = 1'-0"

DRAWN BY

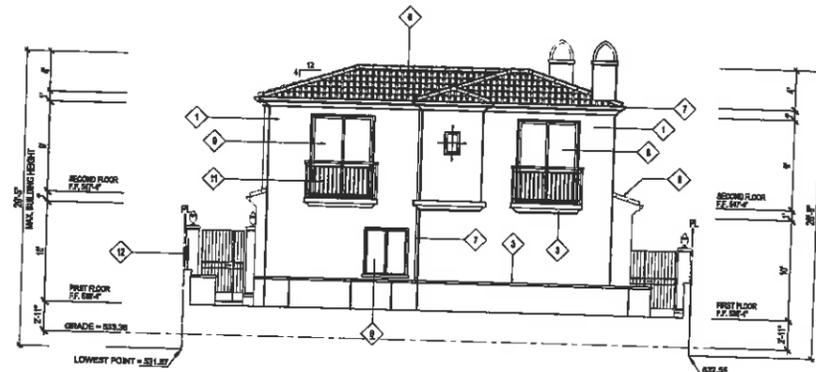
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JOB NUMBER

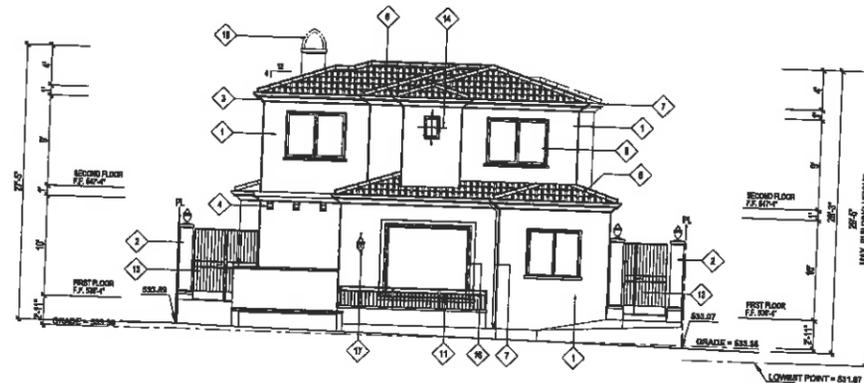
022118

SHEET

A4



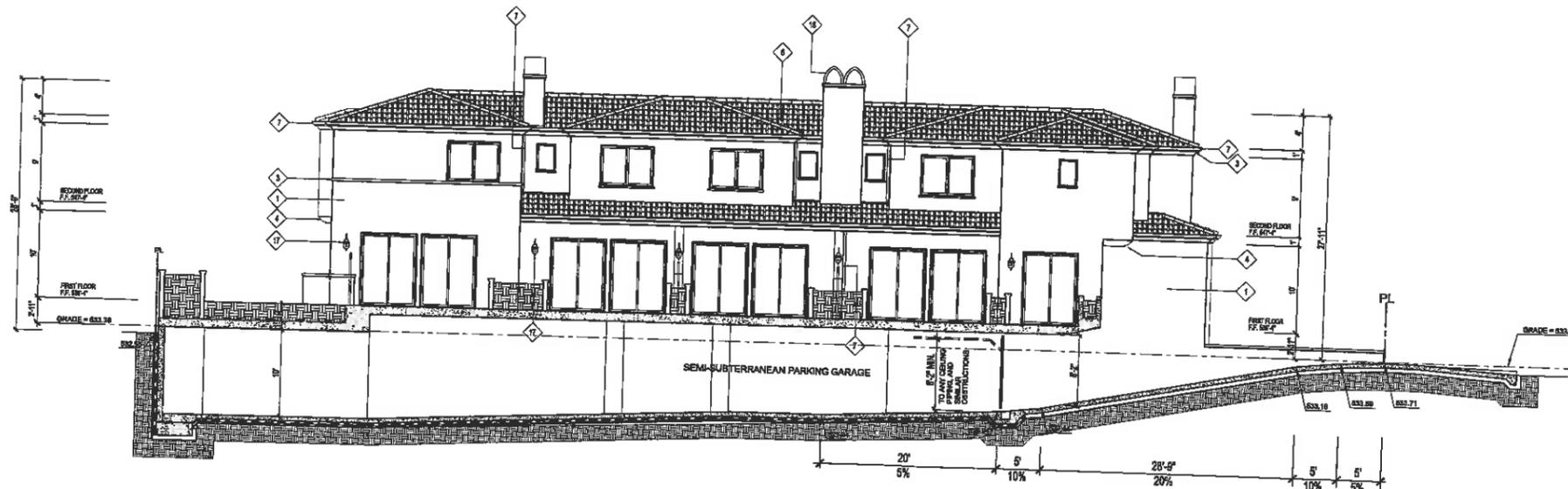
**2 BUILDING SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 BUILDING NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 BUILDING WEST ELEVATION**  
SCALE 1/8"=1'-0"



**4 BUILDING EAST ELEVATION**  
SCALE 1/8"=1'-0"

**KEY NOTES :**

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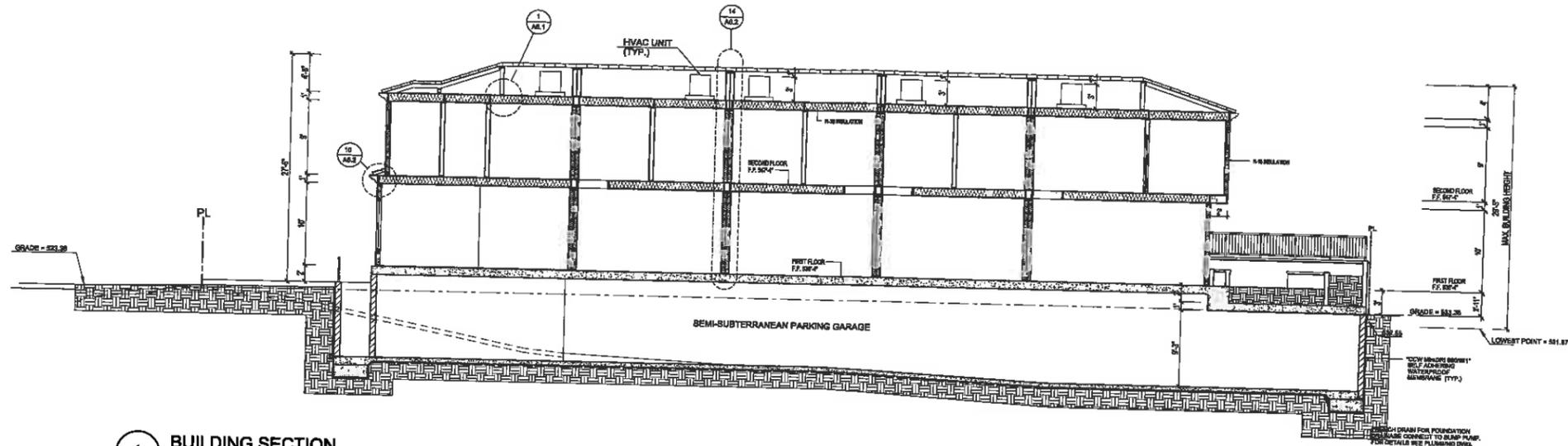
CLIENT:  
Andre Eliasian  
1224 Stanley Ave, unit 10  
Glendale Ca. 91208

PROJECT:  
350 Myrtle  
Luxury Town homes  
350 Myrtle Street  
Glendale Ca. 91203

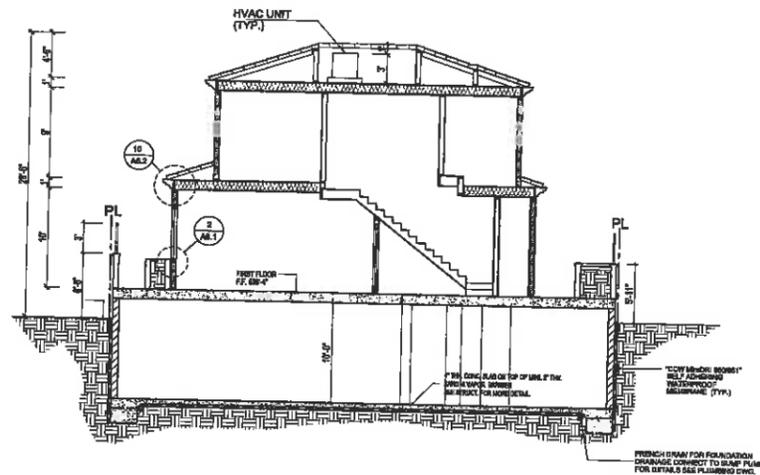
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:  
PROPOSED BUILDING ELEVATIONS

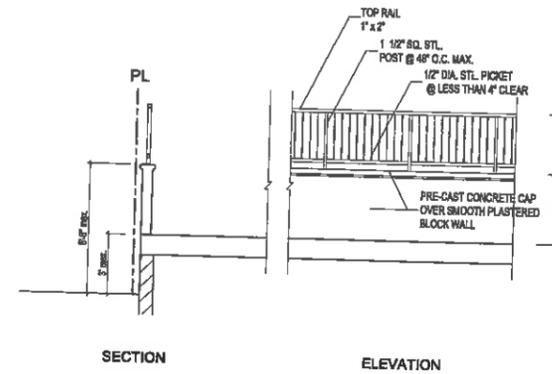
DATE	11.07.18
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	



1 BUILDING SECTION  
SCALE 1/8"=1'-0"



2 BUILDING SECTION  
SCALE 1/8"=1'-0"



3 PERIMETER WALL/FENCE  
SCALE 1/4"=1'-0"



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350 Myrtle  
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Glendale Ca. 91203

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:  
PROPOSED BUILDING SECTIONS

DATE	11.07.18
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	

A5





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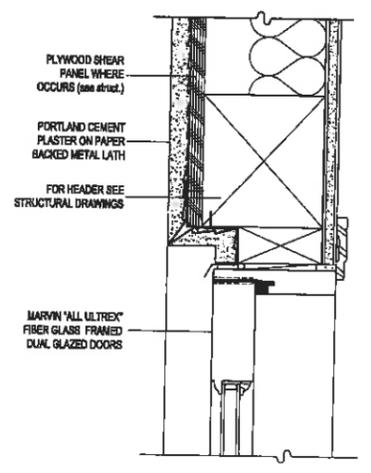
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DESCRIPTION	DATE	BY

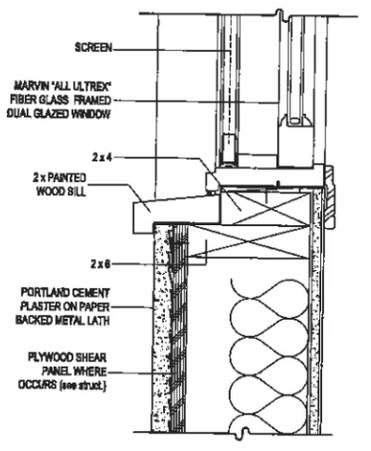
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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
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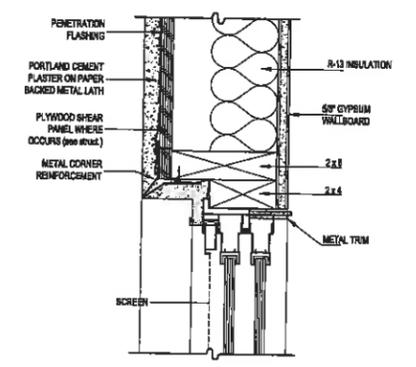
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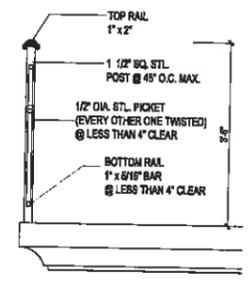
N.T.S. 10 FIBERGLASS FRAMED DUAL GLASS DOOR HEAD N.T.S. 7



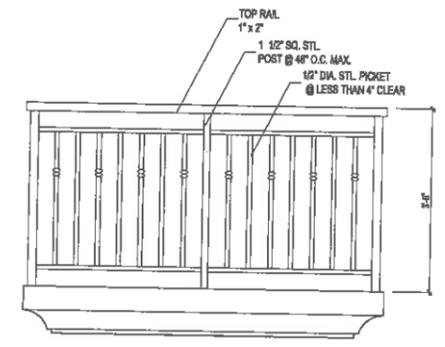
WINDOW SILL N.T.S. 11



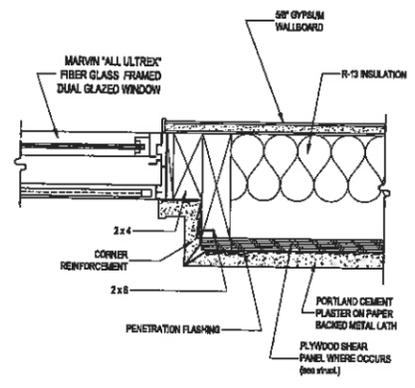
FIBERGLASS FRAMED DUAL GLASS PATIO DOOR HEAD N.T.S. 8



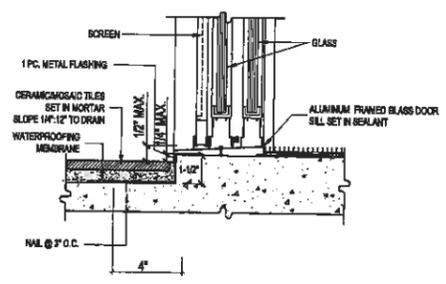
TYPICAL BALCONY RAILING PROFILE N.T.S. 5



TYPICAL BALCONY RAILING ELEVATION N.T.S. 2



WINDOW JAMB N.T.S. 12



FIBERGLASS FRAMED DUAL GLASS PATIO DOOR SILL N.T.S. 9

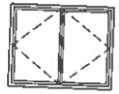
N.T.S. 6

N.T.S. 3

## WINDOW SCHEDULE

LEVEL	WINDOW				GLASS			FRAME			DETAILS			REMARKS	
	NO.	TYPE	WIDTH	HEIGHT	TYPE	COATING	THICKNESS	INSTALL	MATERIAL	FINISH	COLOR	HEAD	JAMB		SILL
FIRST FLOOR	101	A	8'-0"	4'-0"	-	CLEAR	DUAL 1/8"	NAIL-IN	FIBER GLASS	MFR.	DARK BRONZE				NAIL-IN RECESSED
	102	C	8'-0"	7'-0"	-	CLEAR	DUAL 1/8"	NAIL-IN	FIBER GLASS	MFR.	DARK BRONZE				NAIL-IN RECESSED
	103	B	2'-0"	3'-0"	-	CLEAR	DUAL 1/8"	NAIL-IN	FIBER GLASS	MFR.	DARK BRONZE				NAIL-IN RECESSED
SECOND FLOOR	201	A	8'-0"	3'-0"	-	CLEAR	DUAL 1/8"	NAILED-ON	FIBER GLASS	MFR.	BRONZE				NAIL-IN RECESSED
	202	B	1'-0"	2'-0"	-	CLEAR	DUAL 1/8"	NAILED-ON	FIBER GLASS	MFR.	BRONZE				NAIL-IN RECESSED
	203	C	2'-0"	3'-0"	-	CLEAR	DUAL 1/8"	NAILED-ON	FIBER GLASS	MFR.	BRONZE				NAIL-IN RECESSED

### WINDOW TYPES



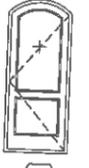
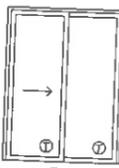
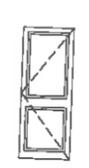


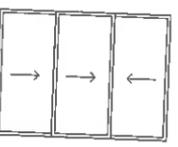
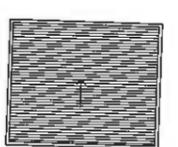
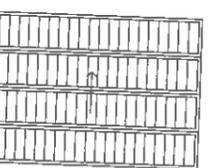
(A)
(B)
(C)

## DOOR SCHEDULE

LEVEL	DOOR					FRAME		HARDWARE		FIRE RATING	REMARKS	
	NO.	TYPE	PAIR	WIDTH	HEIGHT	THICK	MATERIALS	FINISH	MATERIALS			FINISH
GARAGE	G01	H	-	11'-0"	8'-0"	2"	METAL	PAINT	METAL	PAINT	6	REMOTE CONTROLLED SECTIONAL
	G02	F	-	3'-0"	8'-0"	2"	METAL	PAINT	METAL	PAINT	1	
	G03	F	-	8'-0"	8'-0"	2"	METAL	PAINT	METAL	PAINT	1-1/2"	SMOKE BLED, SELF CLOSING DURING FIRE EMERGENCY
FIRST FLOOR	101	B	PR	6'-0"	8'-0"	1 3/4"	TEMPERED GLASS / FIBERGLASS	MFR.	FIBERGLASS	MFR.	4	
	102	B	PR	6'-0"	8'-0"	"	TEMPERED GLASS / FIBERGLASS	MFR.	FIBERGLASS	MFR.	4	
	103	A	-	2'-0"	8'-0"	"	WOOD / SC	PAINT	WOOD	PAINT	1	45 MIN. FIXED
SECOND FLOOR	201	B	PAIR	6'-0"	8'-0"	"	FIBER GLASS / TEMPERED GLASS	MFR.	FIBER GLASS	MFR.	4	TEMPERED

### DOOR TYPES


(A)
(B)
(C)
(D)
  
(E)
(F)
  
(G)
(H)

### DOOR NOTES:

- 1 - ENTRANCE LOCK  
UNLOCKED BY KEY FROM OUTSIDE  
INSIDE TURN BUTTON LOCKING
- 2 - PRIVACY LOCK  
PUSH-BUTTON LOCKING  
TURNING INSIDE KNOB/LEVER  
RELEASES PUSH-BUTTON  
CAN OPEN FROM OUTSIDE VIA  
EMERGENCY RELEASE
- 3 - PASSAGE LATCH  
BOTH KNOB/LEVERS ALWAYS  
UNLOCKED
- 4 - PATIO DOOR  
NO KEY FROM OUTSIDE  
INSIDE TURN BUTTON LOCKING
- 5 - REMOTE CONTROLLED SECTIONAL

WD - WOOD      SC - SOLID CORE  
 HD - HOLLOW CORE      MFR - MANUFACTURED  
 GL - GLASS  
 T - TEMPERED



**ZOHABIANS**  
LOS ANGELES

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 T +1 818.238.2618  
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 zoh@zohrabians.com  
 www.zohrabians.com

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CLIENT:  
 Andre Eliasian  
 1224 Stanley Ave. unit 10  
 Glendale Ca. 91206

PROJECT:  
**350 Myrtle**  
 Luxury Town homes  
 350 Myrtle Street  
 Glendale Ca. 91203

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:  
**PROPOSED WINDOW AND DOOR SCHEDULES**

DATE	11.07.18
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	022118
SHEET	





Zohrabians Architects and Builders, Inc.  
 3487 Ocean View Blvd. Suite B  
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CLIENT:

Andre Etesian  
 1224 Stanley Ave. Unit 10  
 Glendale Ca. 91206

PROJECT:

350 Myrtle  
 Luxury Town homes  
 350 Myrtle Street  
 Glendale Ca. 91203

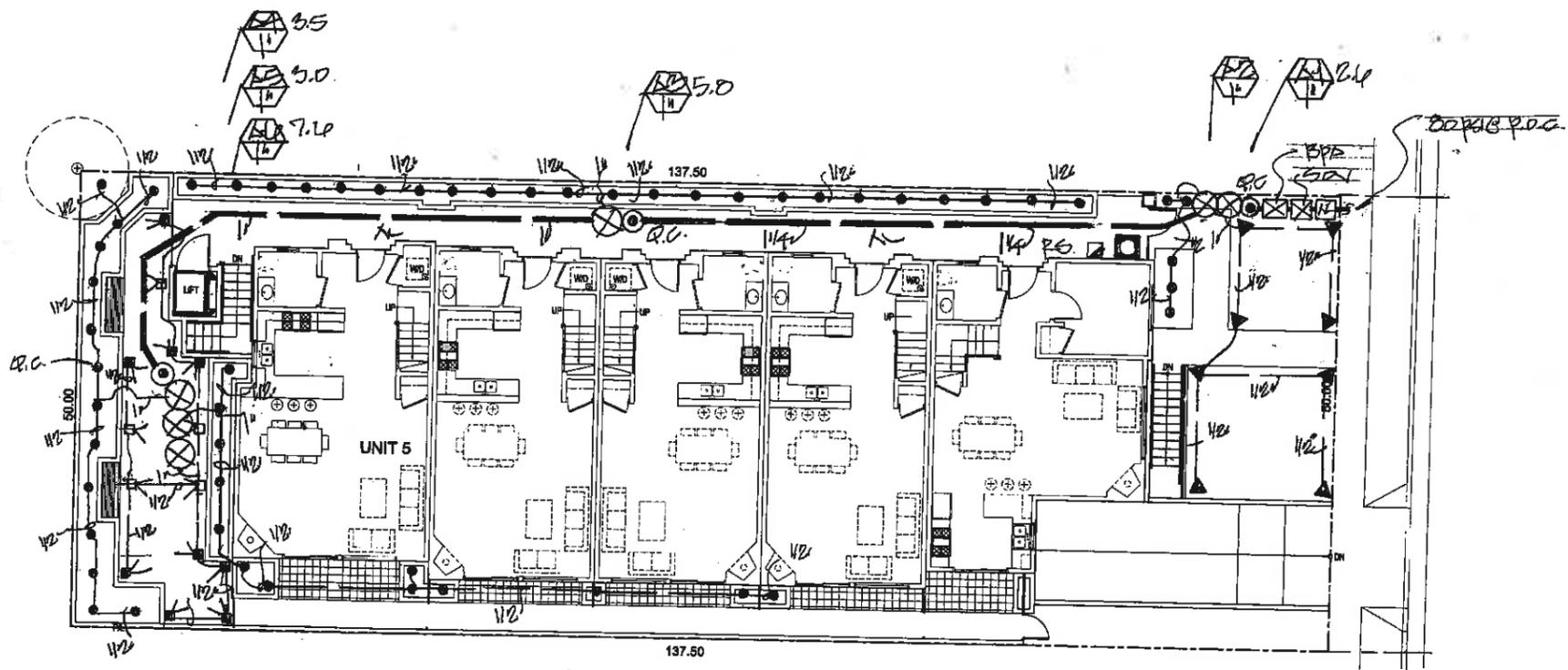
REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

DATE 07.10.19  
 SCALE 1/8" = 1'-0"  
 DRAWN BY [Signature]  
 JOB NUMBER 022118  
 SHEET

L-2



Reference Evapotranspiration (E<sub>t</sub>) 143.7

Plant Species / Description	Plant Factor (PF)	Exposure Factor (EF)	Soil Factor (SF)	Climate Factor (CF)	ET <sub>0</sub> (mm)	ET <sub>p</sub> (mm)	ET <sub>0</sub> x Area (sq. ft.)	ET <sub>p</sub> x Area (sq. ft.)	ET <sub>0</sub> x Area (gallons)	ET <sub>p</sub> x Area (gallons)
Regular Landscape Areas										
1. Palm	0.5	0.5	0.5	1.0	143.7	71.85	110.10	4379	110.10	4379
2. Shrub	0.5	0.5	0.5	1.0	143.7	71.85	200	442	200	442
3. Grass	0.5	0.5	0.5	1.0	143.7	71.85	200	442	200	442
4. Tree	0.5	0.5	0.5	1.0	143.7	71.85	200	442	200	442
5. Lawn	0.5	0.5	0.5	1.0	143.7	71.85	200	442	200	442
Special Landscape Areas										
6. Palm	0.5	0.5	0.5	1.0	143.7	71.85	100	354	100	354
7. Shrub	0.5	0.5	0.5	1.0	143.7	71.85	100	354	100	354
8. Grass	0.5	0.5	0.5	1.0	143.7	71.85	100	354	100	354
9. Tree	0.5	0.5	0.5	1.0	143.7	71.85	100	354	100	354
10. Lawn	0.5	0.5	0.5	1.0	143.7	71.85	100	354	100	354
Totals							1110	544	1110	544
ET <sub>0</sub> Total									1110	544
ET <sub>p</sub> Total									1110	544
Maximum Allowed Water Allowance (MAWA)									1110	544

LEGEND

SYMBOL	DESCRIPTION	MODEL NO	SPACING	DEPTH	PSL
▼	RAINPIPE / PERFORATED	1812-1200	12'	12"	30
▽	"	1812-1000	12'	10"	30
▽	"	1812-1000	12'	10"	30
●	" BUBBLE	1812-1401	12'	14"	30

- LEGEND
- Water Main Controller (Model # 1812-1000)
  - Water Controller / Solenoid Valve (Model # 1812-1000)
  - Water Pressure (Main - 80-100 PSI)
  - Water Controller / Solenoid Valve (Model # 1812-1000)
  - Water Pressure (Main - 80-100 PSI)
  - Water Main Controller (Model # 1812-1000)
  - Water Controller / Solenoid Valve (Model # 1812-1000)
  - Water Pressure (Main - 80-100 PSI)
  - Water Main Controller (Model # 1812-1000)
  - Water Controller / Solenoid Valve (Model # 1812-1000)
  - Water Pressure (Main - 80-100 PSI)

CHECK VALVES OR BACK-SWASH VALVES ARE REQUIRED ON ALL PRESSURIZED MAINS WHERE LOW POINT DRAINAGE CAN OCCUR.

ANNUAL SHUT-OFF VALVES SHALL BE INSTALLED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SERVICE, TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR LEAKAGE REPAIR.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

A HEADGATE OF THE IRRIGATION PICO; SERVICE HYDRANTS SHALL BE INSTALLED AT THE INTERSECTION OF THE IRRIGATION MAINS, INTERSECTION POINTS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

A CERTIFICATION OF CORROSION SHALL BE FITTED-OUT AND CHECKED BY EITHER INSPECTOR OF THE LANDSCAPE PICO, INTERSECTION POINTS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY THE TIME OF FINAL INSPECTION.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT SHALL FURNISH THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF CORROSION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULES OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECOMMENDING WATER SERVICES SHALL BE USED FOR WATER FEATURES.

IRRIGATION PLAN



LARRY G. TISON & ASSOCIATES  
 LARRY G. TISON, A.S.L.A.  
 LANDSCAPE ARCHITECTURE  
 314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91203  
 818-241-9789

1.1 Plant Area  
 2.1 Low water use plants  
 3.1 Medium water use plants

1.2 Irrigation Method  
 2.2 Irrigation Method  
 3.2 Irrigation Method

1.3 Irrigation Schedule  
 2.3 Irrigation Schedule  
 3.3 Irrigation Schedule

1.4 Irrigation System  
 2.4 Irrigation System  
 3.4 Irrigation System

1.5 Irrigation Controller  
 2.5 Irrigation Controller  
 3.5 Irrigation Controller

1.6 Irrigation Main  
 2.6 Irrigation Main  
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1.7 Irrigation Valve  
 2.7 Irrigation Valve  
 3.7 Irrigation Valve

1.8 Irrigation Head  
 2.8 Irrigation Head  
 3.8 Irrigation Head

1.9 Irrigation Filter  
 2.9 Irrigation Filter  
 3.9 Irrigation Filter

1.10 Irrigation Backflow Preventer  
 2.10 Irrigation Backflow Preventer  
 3.10 Irrigation Backflow Preventer

1.11 Irrigation Air Release Valve  
 2.11 Irrigation Air Release Valve  
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1.12 Irrigation Pressure Regulator  
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1.13 Irrigation Water Meter  
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**ZOHRABJANS**  
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T. 818.238.3819



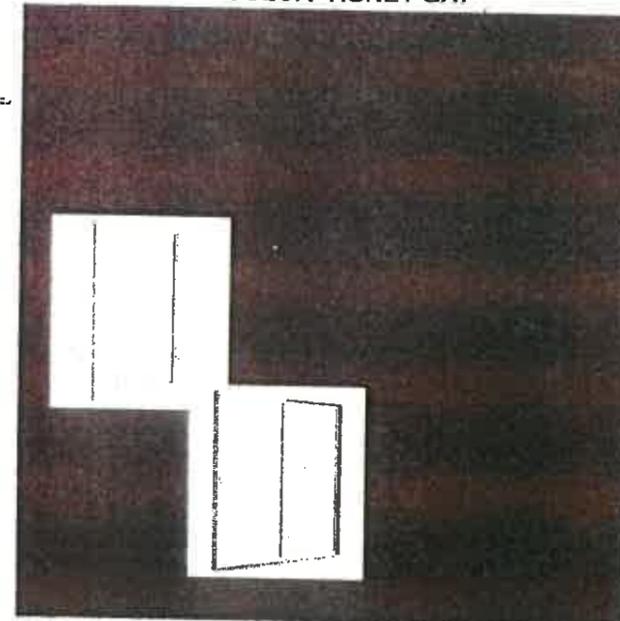
**US TILE ONE PIECE "S" TILE  
COLOR- OLD WORLD BLEND**



**PAINTED WOOD ACCENTS  
COLOR- DUNN EDWARDS BLACK  
WALNUT**



**PRE-CAST CONCRETE MOULDINGS  
COLOR- HONEY OAT**



**MARVIN ALL ULTREX DOORS AND WINDOWS  
COLOR- BRONZE**

**350 Myrtle St Glendale, Ca. 91203**

**LA HABRA SMOOTH STUCCO  
COLOR- CRYSTAL WHITE**



Shipping to: La Crescenta, CA ▾

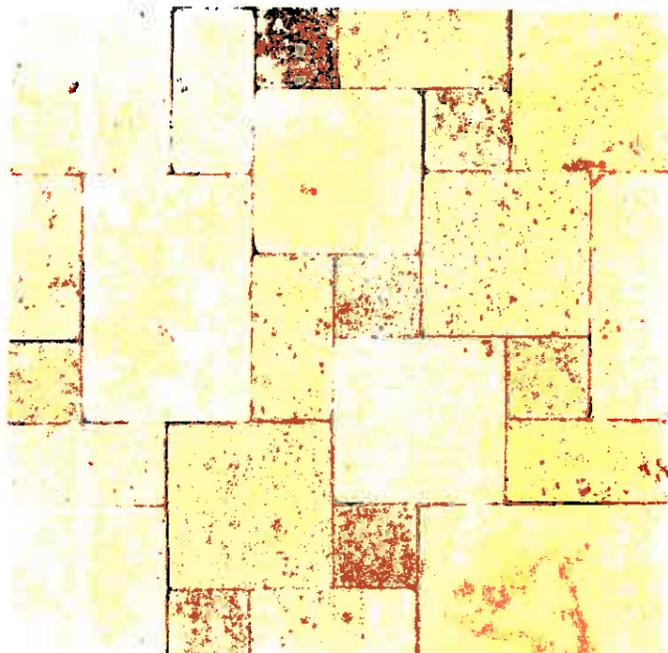
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February 21, 2018  
Job Number: 2270-001  
Historic Resource Evaluation for  
350 Myrtle Street, Glendale, CA 91203

**MEMORANDUM FOR THE RECORD**  
2.6 2270-001.M01

**TO:** Dr. Andre Eliasian  
email: eliasianandre@gmail.com  
cell: (818) 632-5005  
office: (818) 649-1772

**FROM:** Sapphos Environmental, Inc.  
(Ms. Carrie Chasteen and Mr. Don Faxon)

**SUBJECT:** Historical Evaluation for 350 Myrtle Street, Glendale, CA  
91203

**ATTACHMENT:** A. Primary Record (2007)  
B. Key Personnel Resume

**Corporate Office:**  
430 North Halstead Street  
Pasadena, CA 91107  
**TEL** 626.683.3547  
**FAX** 626.628.1745

**Billing Address:**  
P.O. Box 655  
Sierra Madre, CA 91025  
**Web site:**  
[www.sapphosenvironmental.com](http://www.sapphosenvironmental.com)

## EXECUTIVE SUMMARY

At the request of a prospective applicant (Dr. Andre Eliasian), Sapphos Environmental, Inc. conducted a preliminary evaluation of 350 Myrtle Street, Glendale, Los Angeles County, California (AIN 5637-006-020), to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. 350 Myrtle Street was assigned a status code of 6L, or "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" as a result of the 2007 Craftsman Survey, and the property was described as an "eclectic" Craftsman of "good" integrity (Attachment A, *Primary Record* [2007]). The subject property was evaluated by Sapphos Environmental, Inc. (Mr. Don Faxon) to determine if it is individually eligible for inclusion in State or local historical registers. The City of Glendale does not require properties to be evaluated for inclusion in the National Register of Historic Places at this time. Mr. Faxon meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. The review was based on a site investigation of the properties; literature review and online research; and an application of state and local register eligibility criteria. As a result of the investigation, it was determined that the subject property is not eligible for inclusion in State or local registers due to lack of significance and integrity; therefore, the property is not a "historical resource" as defined in Section 15064.5(a) of the CEQA Guidelines.

## BACKGROUND

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Mr. Don Faxon) for the residential property located at 350 Myrtle Street, Glendale, California (APN 5637-006-020). 350 Myrtle Street was assigned a status code of 6L, or "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning" as a result of the 2007 Craftsman Survey (Attachment A, *Primary Record* [2007]), and the property was described as an "eclectic" Craftsman of "moderate" integrity.<sup>1</sup> The purpose of the evaluation was to determine if the subject property meets the definition of a "historical resource" as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This MFR was prepared to inform the applicant as to whether the property possesses sufficient significance and integrity to merit listing in the California Register of Historical Resources (California Register) and/or designation as City Historic Resource. The review was based on a literature review, online research, and site investigation of the property. This MFR also includes a brief summary of the property's setting; the findings of a field survey; and an assessment of the property's eligibility for listing in state and/or local registers. The City of Glendale does not require properties to be evaluated for inclusion in the National Register of Historic Places at this time. The determination of eligibility was based on an evaluation of the integrity and history of the property in light of the eligibility criteria for listing in the California Register or criteria for designation as a City Historic Resource.

In order to inform this evaluation, a site visit was conducted on February 9, 2018, by Sapphos Environmental, Inc. (Mr. Don Faxon). Mr. Faxon meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History (Attachment B, *Key Personnel Resume*).

Research was conducted using reliable information available through public and non-governmental agencies, libraries, and other sources of published information:

- Los Angeles County Assessor;
- City of Glendale Building and Safety, building permits;
- City of Glendale Public Library, city directories;
- Historical issues of the *Los Angeles Times*; and
- the Internet.

The purpose of this research was to determine if the property meets the criteria for being determined eligible for listing in the California Register as articulated in Section 15064.5(a)(3) of the CEQA Guidelines:

- A. Is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or
- D. Has yielded, or may be likely to yield information important in prehistory or history.

<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.

The property was also evaluated for designation as a City Historic Resource. The City Historic Resource eligibility criteria mirror the California Register with the addition of resources that exemplify the early heritage of the City (Criterion E). The subject property was not evaluated for inclusion in the National Register of Historic Places nor as a potential contributor to a potential historic district.

## HISTORIC CONTEXT

The Glendale Improvement Society was formed in 1883, and the name "Glendale" was formally adopted in 1884. By 1887, the new community was platted and registered with Los Angeles County. The Glendale Improvement Society became inactive shortly thereafter but was revitalized in 1902 when Glendale was connected to the City of Los Angeles via the Pacific Electric Railway. Leslie C. Brand and Edgar Goode were the most active members of the revitalized Improvement Society.<sup>2</sup> The Pacific Electric Railway depot was constructed in 1906 and was located at the corner of Brand Boulevard and Broadway, six blocks from the subject property. With the ability to commute to Los Angeles for work and shopping, the development of residential buildings, schools, and churches in Glendale grew at a rapid pace.<sup>3</sup>

The subject property is located within the Glendale Home Tract which was recorded on March 20, 1906. The proprietors of the Glendale Home Tract were the Huntington Land and Improvement Company and Leslie C. Brand, for whom Brand Boulevard is named.<sup>4</sup> Lots within this tract were sold by Oliver and Miller.<sup>5</sup> Oliver and Miller appears to have been a short lived real estate firm based upon the lack of press in the *Los Angeles Daily Times*. The Huntington Land and Improvement Company was one of several real estate development firms that were active throughout Southern California at the turn of the last century. Brand was a real estate developer and promoter of Glendale as stated above.

The Craftsman style of architecture was popular from 1905 to 1930 and is largely attributed to the work of Charles and Henry Greene. One of the Greene brothers' most famous buildings is the Gamble House located in Pasadena, California. The common identifying features of the Craftsman style of architecture are low-pitched gabled roofs, full- or partial-width porches, unenclosed eave overhangs supported by tapered columns. The most common wall cladding is wood clapboard followed by wood shingles. Stone is commonly used for porch supports. About one-third of Craftsman residences are of the front-gabled roof subset. Most examples of this subset are one story but can be as large as two stories.<sup>6</sup>

<sup>2</sup> City of Glendale, Planning Division. 1997. Historic Preservation Element of the General Plan.

<sup>3</sup> Galvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

<sup>4</sup> County of Los Angeles, Department of Public Works, Glendale Home Tract Map, Recorded March 20, 1906.

<sup>5</sup> *Los Angeles Daily Times*. 1906. Display Ad. Friday, March 23, 1906, p. 14.

<sup>6</sup> McAlester, Virginia and Lee. 1992. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf.

## OWNERSHIP HISTORY

According to the County of Los Angeles Assessor's tax rolls, the property appears to have transferred ownership several times since 1913.

### 350 Myrtle Street

The following table summarizes the owner and occupant history of 350 Myrtle Street (Table 1, *Summary of Ownership History for 350 Myrtle Street*).

**TABLE 1  
SUMMARY OF OWNERSHIP HISTORY FOR 350 MYRTLE STREET**

Date	Occupant Identified in Glendale City Directories <sup>7</sup>	Los Angeles County Assessor Ownership Record
1907-1913	N/A	Huntington Land and Improvement Co. Mary P. Campbell Florence Investment Co. Stephen Dore <sup>8</sup>
1913	N/A	Florence Investment Co. Joseph H. Folz <sup>9,10,11,12</sup>
1914	N/A	
1915	N/A	
1916	N/A	
1917	Joseph H. Folz	
1918	N/A	
1919	Joseph H. Folz	
1920	N/A	
1921	Joseph H. Folz	
1923	Joseph H. Folz	
1924	Joseph H. Folz	
1925	Joseph H. Folz	
1926	Joseph H. Folz	

<sup>7</sup> Glendale City Directory Company, Glendale (1922–1949); Polk's Glendale City Directory, Glendale (1951–1977).

<sup>8</sup> Los Angeles County Assessor. 1907–1913. Book 77A, p. 327.

<sup>9</sup> Los Angeles County Assessor. 1913–1921. Map Book 308, p. 213 .

<sup>10</sup> Los Angeles County Assessor. 1921–1928. Map Book 399, p. 12.

<sup>11</sup> Los Angeles County Assessor. 1928–1935. Book 399, p. 12.

<sup>12</sup> Los Angeles County Assessor. 1935–1942. Book 399, p.12.

**TABLE 1**  
**SUMMARY OF OWNERSHIP HISTORY FOR 361 MYRTLE STREET, *Continued***

Date	Occupant Identified in Glendale City Directories <sup>7</sup>	Los Angeles County Assessor Ownership Record
1927	Joseph H. Folz	
1928	Joseph H. Folz	
1929	Joseph H. Folz	
1930	Joseph H. Folz	
1931	Joseph H. Folz	
1932	Joseph H. Folz	
1933	Joseph H. Folz	
1934	Joseph H. Folz	
1935	N/A	
1936	Joseph H. Folz	
1937	Joseph H. Folz	
1938	Joseph H. Folz	
1939	Joseph H. Folz	
1940	Joseph H. Folz	
1941	Joseph H. Folz	
1942	Joseph H. Folz	
1943	Joseph H. Folz	
1944	Joseph H. Folz	
1945	Joseph H. Folz	
1946	N/A	
1947	Joseph H. Folz	Joseph H. Folz <sup>13,14</sup>
1948	Joseph H. Folz	
1949	Joseph H. Folz	
1950	N/A	N/A
1951	Joseph H. Folz	N/A
1952	Henrietta M. Folz	
1953	Henrietta M. Folz	Henrietta M. Folz
1954	Ana B. Freeman	
1955	Alice B. DuMonthier	Anna B. Freeman
1956	Alice B. DuMonthier	Alice B. DuMonthier and Jean C. Wilson <sup>15</sup>
1957	Alice B. DuMonthier	
1958	Alice B. DuMonthier	Melvin L. and Francis L. Kerlinger
1959	N/A	
1960	James Antonius	
1961	N/A	
1962	James Antonius	Herman and Tessie Wertz <sup>16</sup>
1963	James Antonius	
1964	James Antonius	
1965	James Antonius	
1966	N/A	
1967	Mrs. Mary J. Antonius	
1968	vacant	Gary R. and Diane L. Sprague <sup>17</sup>
1969	Mrs. Katherine Roach	N/A

<sup>13</sup> Los Angeles County Assessor. 1943–1949. Book 399, p. 12.

<sup>14</sup> Los Angeles County Assessor. 1952–1956. Book 77, p. 46.

<sup>15</sup> Los Angeles County Assessor. 1952–1956. Book 77, p. 46.

<sup>16</sup> Los Angeles County Assessor. 1957. Book 1923, p. 6.

<sup>17</sup> Los Angeles County Assessor. 1962. Book 5637, p. 6.

**TABLE 1  
SUMMARY OF OWNERSHIP HISTORY FOR 361 MYRTLE STREET, *Continued***

Date	Occupant Identified in Glendale City Directories <sup>7</sup>	Los Angeles County Assessor Ownership Record
1970	Mrs. Patricia Sigmond	N/A
1971	Mrs. Patricia Sigmond	N/A
1972	Mrs. Patricia Sigmond	N/A
1973	Leon J. Palmer	N/A
1974	N/A	N/A
1975	N/A	N/A
1976	N/A	N/A
1977	John A. Reader	N/A
1979*	N/A	Jack C. and Alma H. Winter
1984*	N/A	Ruben (Rouban) V. Kazarian and Gra

\*Data available from the Los Angeles County Assessor's public counter

The remainder of the Assessor data is not available; however, the property is currently in escrow and is being purchased by Dr. Andre Eliasian.

The parcel was originally owned by the Huntington Land and Improvement Company who established the tract in which it is located. The first private owners of the subject property were Mary P. Campbell, and Stephen Dore;<sup>18</sup> little information is available on them. According to the Los Angeles County Assessor, the property was improved in 1913 and was owned by the Florence Investment Company. No information was available pertaining to the Florence Investment Company.<sup>19</sup> Starting in 1917, Joseph H. Folz, a printer born in Germany around 1864, lived at the subject property.<sup>20</sup> At some point between 1913 and 1920, Folz became its owner, and he remained at 350 Myrtle Street until 1951.<sup>21,22</sup> The property was transferred to Henrietta M. Folz, Joseph Folz's daughter, in 1952. She sold it in 1954 to Anna B. Freeman, a widow, and later that same year two new owners: 26 year-old Jean C. Wilson, and Alice B. DuMonthier, a 63-year-old widow.<sup>23,24,25</sup> No further information is available on the two women. The subsequent owners of Myrtle Street became Melvin L. and Frances L. Kerlinger in 1958, and then Herman and Tessie Wertz in 1959. No information pertaining to the Kerlingers was available and Herman Wertz was an estimator for Zensco.<sup>26</sup> The Wertz's did not reside at the subject property however. They seem to have leased the property out as a rental over the next decade, selling it in 1968.<sup>27</sup> Gary R. and Diane L. Sprague acquired the subject property from the Wertz's. They also do not appear to have lived at the property.<sup>28</sup> The property was sold around 1979, and the Spragues were divorced a few

<sup>18</sup> Los Angeles County Assessor. 1913-1921. Map Book, No. 77A, p. 327.

<sup>19</sup> Los Angeles County Office of the Assessor. Property Assessment Information System. Available at: [http://maps.assessor.lacounty.gov/GVH\\_2\\_2/index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS\\_hv/virtualdirectory/Resources/Config/Default](http://maps.assessor.lacounty.gov/GVH_2_2/index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default)

<sup>20</sup> Year: 1920; Census Place: Glendale, Los Angeles, California; Roll: 127; Page: 1B; Enumeration District: 0970; Image: 542.0; FH L microfilm: 2339862

<sup>21</sup> Los Angeles County Assessor. 1913-1921. Map Book, No. 77A, p. 327.

<sup>22</sup> Glendale City Directory Company. 1925-1952. Glendale, CA.

<sup>23</sup> California Voter Registrations. 1956.

<sup>24</sup> Los Angeles County Assessor. 1952-1956. Map Book, No. 77, p. 46.

<sup>25</sup> Glendale City Directory Company. 1957. Glendale, CA.

<sup>26</sup> Glendale City Directory Company, 1962. Glendale, CA.

<sup>27</sup> Glendale City Directory Company. 1958, 1960, and 1962. Glendale, CA.

<sup>28</sup> Glendale City Directory Company. 1971. Glendale, CA.

years later in 1984.<sup>29</sup> Jack C. and Alma H. Winter appear to have leased the property out as well after acquiring it in the 1979. They were both elderly at the time and the property was sold to Ruben Kazarian in 1984. No information is available on Kazarian other than that he became a naturalized citizen in 1986.

## CONSTRUCTION AND PERMIT HISTORY

The property was developed by the Florence Investment Company in 1913 although the original building permit is not available.

At an unknown date in the 1920s, owner Joseph Folz applied to the City for “enclosing sun parlor to front porch,” requiring a 6-foot by 8-foot addition front addition. The enclosure employs period window sash that suggest the work was done in the 1920s.<sup>30</sup> In 1920, another permit was issued to Joseph Folz to add a 9-foot by 18-foot addition to provide an additional bedroom to the building.<sup>31</sup> In 1945, Folz applied for a building permit to replace the roof on the house.<sup>32</sup> In 1954, Jean C. Wilson, and Alice B. DuMonthier, described as “joint tenants,” requested permits to “enlarge (the) wash room.”<sup>33</sup> A special permit to repair fire damage at the subject property was issued at the request of owner in 1958. The extent of the damage was not described beyond “no structural damage, but the repair by Kirkham Brothers construction cost \$1,000.”<sup>34</sup> A permit for asphalt roofing was requested in 1967 by owner Herman Wertz.<sup>35</sup> Finally, Rouben (Ruben) Kazarian applied for an electrical permit in 1996.<sup>36</sup>

## COMPARATIVE ANALYSIS

The property located at 350 Myrtle Street was included in the Craftsman Survey. In order to inform the results of this analysis, the Primary Records prepared for the Craftsman Survey were reviewed to see how the subject compare with other similar examples of this style of architecture.<sup>37</sup> Table 2, *Summary of Craftsman Survey Results* summarizes the results of this comparison.

<sup>29</sup> California Divorce Index, August 1982.

<sup>30</sup> City of Glendale. Issued date N/A. Application to Alter or Repair No. 7518. Glendale, CA.

<sup>31</sup> City of Glendale. Issued February 1920. Building Permit No. 15950. Glendale, CA.

<sup>32</sup> City of Glendale. Issued 1 January 1945. Building Permit No. 22479. Glendale, CA.

<sup>33</sup> City of Glendale. Issued 21 June October 1954. Building Permit No. 47320. Glendale, CA.

<sup>34</sup> City of Glendale. Issued 5 June 1958. Special Permit No. 57240. Glendale, CA.

<sup>35</sup> City of Glendale. Issued 13 October 1967. Roofing Permit No. 27755. Glendale, CA.

<sup>36</sup> City of Glendale. Issued 3 July 1996. Electrical Permit No. E10059303. Glendale, CA.

<sup>37</sup> Galvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

**TABLE 2  
SUMMARY OF CRAFTSMAN SURVEY RESULTS**

Property Address Similar to 446 W. Broadway	NRHP Status Code
403 Cameron Place (1917)	6L
244 North Belmont Street (1921)	6L
376 Salem Street (1913)	6L
420 Myrtle Street (1920)	6L

**Key:** \*The State of California Office of Historic Preservation defines 6L as "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

Field surveys were conducted for the Craftsman Survey but site-specific research was not conducted due to budgetary and volume constraints. Therefore, the buildings evaluated for the Craftsman Survey were evaluated for quality of architecture and were not reviewed under Criteria A (events) and B (persons). The buildings identified in the comparative analysis are generally low-style examples of the Craftsman style of architecture. Additionally, some of these buildings have been altered and do not possess integrity of style, materials, and workmanship. Because site-specific research was not conducted, the properties were assigned a status code of 6L to ensure these properties would be evaluated for Criteria A and B as planning efforts arise.

**PROPERTY DESCRIPTION**

**350 Myrtle Street**

The property was documented in 2007 and an exhaustive narrative description was prepared at that time (Attachment A, *Primary Record [2007]*).<sup>38</sup> Please refer to Attachment A of this MFR for a description of the property. The building appears to be unaltered since it was surveyed in 2007 (Figure 1, *View of the Primary North Façade, 350 Myrtle Street*; Figure 2, *View of the Secondary [East] Side Façade, 350 Myrtle Street*; and Figure 3, *View of the Rear [South] Façade, 350 Myrtle Street*). Alterations include replacement vinyl windows, a partial porch enclosure which effects the symmetry of the primary facade, and other additions as described above.

<sup>38</sup> Calvin Preservation Associates. 2007 City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture Available at: <http://www.glendaleca.gov/home/showdocument?id=12692>



**Figure 1. View of the Primary (North) Public Façade, 350 Myrtle Street**  
SOURCE: Sapphos Environmental, Inc., 2018



**Figure 2. View of the Secondary (East) Public Façade, 350 Myrtle Street**  
SOURCE: Sapphos Environmental, Inc., 2018



**Figure 3. View of the Rear (South) Façade, 350 Myrtle Street**  
SOURCE: Sapphos Environmental, Inc. 2018

## EVALUATION

Based upon a review of the historic context prepared for the City of Glendale Craftsman Survey,<sup>40</sup> the Historic Preservation Element of the General Plan,<sup>41</sup> previous ownership, and the construction history of these properties, no historically significant events are known to have occurred at this site pursuant to Criterion A. Persons who made demonstrably significant contributions to the nation, state, or region are not known to be associated with this property pursuant to Criterion B. The residence is a common example of Craftsman-style architecture. The building is not known to be the work of a master, and does not embody unusually distinctive characteristics of a type, period, or method of construction pursuant to Criterion C. The building was constructed using common building materials and techniques, and the site was graded during its construction. Therefore, the property is not likely to yield significant information regarding the prehistory and history of the area pursuant to Criterion D. Additionally, the property at 350 Myrtle Street was developed 29 years after the establishment of the City in 1884. The property was developed in 1913, seven years after the period of rapid residential development that followed the establishment of the Pacific Electric Railway depot in Glendale in 1906. Therefore, the property does not exemplify the early heritage of the City pursuant to Criterion E.

### Integrity Considerations

The setting of the property has been compromised because it is now largely surrounded by modern multi-story apartment buildings, although some Craftsman residences from this period do remain. The property has been altered with replacement windows, a partial porch enclosure, and other additions, and does not retain integrity of design, materials, workmanship, and feeling.

<sup>40</sup> Calvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

<sup>41</sup> City of Glendale, Planning Division. 1997. Historic Preservation Element of the General Plan.

## CONCLUSION

→ Because 350 Myrtle Street, Glendale, Los Angeles County, California does not appear eligible for individual listing in the California Register or for designation as a City Historic Resource and does not retain integrity, it is not considered to be a "historical resource" as defined in Section 15064.5(a) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Mr. Don Faxon at (626) 683-3547, extension 151.

***ATTACHMENT A  
PRIMARY RECORD (2007)***

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State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6L  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_  
Date -/-

Survey #  
DOE #

\*Resource Name or #: 350 Myrtle 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: 350 Myrtle Street City: Glendale State: CA Zip Code: 91203-2208

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 5637-006-020

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Parcel number 5637-006-020 consists of 0.16 acres and includes one building. The building address is 350 Myrtle Street. It is located on the south side of Myrtle Street and faces north. This property is a single-family residence with a front lawn and shrubs and a fabric carport at the south end of the concrete driveway. The primary building is a single-family residence that was constructed in 1913 in the Eclectic Craftsman style. It is located on the northwest side of the parcel. It is a *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  Pre-Historic  
 Both  Neither

Year Built: 1913 - Documented

\*P7. Owner and Address:

Name: Rouben V. & Grace Kazarian

Address: 350 Myrtle St.

Glendale, CA 91203

\*P8. Recorded By:

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

\*P9. Date Recorded: 06/02/2007

\*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):**

one-story, rectangular building. The principal façade is asymmetrical. It is constructed out of wood and sits on a concrete foundation. The exterior is clad in horizontal weather-boarding wood siding. It is covered by a moderately pitched, double front gabled roof with a flared roof line that is sheathed with composition shingles. The building has a wide overhang with open eaves, exposed rafters, knee brackets and decorative beams. The building has one chimney located towards the center ridge. There is also one concrete porch located on the façade. It consists of a partial width front porch under a separate flared front gabled roof. The porch is supported by a wood post resting on a tapered stone pedestal that extends to the ground level. The main entrance is located at the front porch and consists of a wood door with one large light and covered by an aluminum screen door. Symmetrical vertical sidelights composed of one small light over one vertical light, flanks the main entry door. There are three sets of windows on the primary elevation. They are asymmetrically spaced and consist of a large wood sash fixed window divided by three mullions at the west side of the façade. There is also a large fixed wood sash window with Craftsman style geometric mullions and paired aluminum sash double hung window. Other windows throughout the house consist of vinyl sash sliding windows with faux mullions. All windows have wide surrounds. Landscaping elements include a front lawn, in-ground planters at the north and east sides of the house. Other features include a concrete driveway near the east elevation that is divided by a tall cast iron gate and leads to a fabric carport. There is also a concrete pedestrian walkway that leads from the sidewalk to the front 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 horizontal wood siding, a moderately pitched front gabled roof with a flared roof line, wide unenclosed eave overhangs, triangular knee brace supports, multi-pane windows with wide surrounds, a partial width front porch with the roof supported by wood posts resting on stone pedestals that extend to ground level and decorative beams.

The condition of the building is good. Alterations to the building include the infill of a secondary entry at the façade and replaced windows.

***ATTACHMENT B***  
***KEY PERSONNEL RESUME***

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**Donald M. Faxon, MA, BS**

**Architectural Historian  
Preservation Specialist**

MA, Historic Preservation,  
Savannah College of Art &  
Design, Savannah, GA

BS, Public Communications,  
Boston University, Boston,  
MA

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Historic treatment planning, monitoring, and management.
- ADA assessment
- Historic structure reports and conditions assessment
- Scientific materials evaluation
- Architectural history

Years of Experience: 25 +

- Society of Architectural Historians
- Former Cultural Heritage Commissioner, City of Sierra Madre
- Sigma Pi Kappa Historic Preservation Fellowship
- Former Historical Architect at a State Historic Preservation Office (SHPO)
- Section 106 reports

Donald M. Faxon has professional experience as both an Architectural Historian and Architectural Preservation Specialist. He served as Senior Historical Architect at a state office of historic preservation (SHPO) and as a city Cultural Heritage Commissioner; and has worked for the National Park Service and the National Trust for Historic Preservation. He has explained, interpreted, applied, and/or enforced the Secretary of the Interior's Standards in positions on both coasts. His experience includes providing inventory, significance evaluations, re-use studies, and interpretation options. He also provides architectural technical expertise in design review, visual and scientific condition assessments, preservation and conservation treatments, historic structure reports, project monitoring, compatible integration design for code required elements, and accessibility planning for the disabled. Additional skills include architectural project planning and monitoring. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under CEQA, Section 106, and local ordinances.

Mr. Faxon has more than 25 years of experience as a historic preservation professional on projects involving a wide variety of building, structure and landscape styles and types, including agricultural, maritime, industrial, residential, commercial, transportation, civic, religious, entertainment, and military related resources.

Mr. Faxon's selected project experience includes:

- Secretary of the Interior's Standards Conformance Review for Los Angeles Unified School District's Lincoln High School HVAC Project.
- Evaluation and recommendations for properties owned by the Preservation Society of Newport County (The Newport Mansions) for Americans with the Disabilities Act (ADA) accessibility, Newport, RI.
- Secretary of the Interior's Standards evaluation of "Old State House" buildings and other properties owned by the State Government of Rhode Island for repair, restoration, and ADA accessibility, Providence, RI, including design recommendations and implementation.
- Evaluation of the state-owned Veteran's Auditorium in Providence, RI for ADA accessibility.
- Evaluations and historic contexts for multiple County parks for the Los Angeles Department of County Parks and Recreation, including assessment for the NRHP, SRHP, and County Register.
- Cultural Resource Management Plan research and preparation for the Los Angeles Department of County Parks and Recreation.
- CEQA evaluation of historical significance and design review of a proposed rehabilitation, San Luis Obispo, CA.
- Administration and monitoring of Congressionally-funded seismic disaster grant projects at Castle Green Apartments, Pasadena, CA; Shrine Auditorium, 665 Western Boulevard, Los Angeles, CA; and Case Study House Number 18, 199 Chautauqua Blvd, Pacific Palisades, CA.
- Field evaluations and recommendations for endangered properties at Rocky Mountain National Park, CO.