

Neighborhood Views of A Proposed Addition:  
2574 Glendower Ave.  
Los Angeles, CA, 90027



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## Statements

Presentation for:

THE GREATER GRIFFITH PARK NEIGHBORHOOD COUNCIL

Prepared by:

Rafael O. Quezada

Hearing Date:

April 8, 2009

Agenda Item:

2574 Glendower Ave., Subject Property

### ***General Description of the Submittal:***

Perspective views of a proposed addition and other improvements from neighborhood vantage points that surround the Subject Property

### **Specific Need for Review:**

The proposed addition would be situated in the downhill, backyard area of the subject property where, currently, existing decks are founded. These serve mid-level floors and are presently non-offensive to the neighborhood. The addition would impact views in no greater way than those decks presently do.

However, the addition is a habitable space, therefore a specific yard variance from the zoning ordinance is necessary, allowing 13 to 14-ft. of overall building height above the height typically allowed.

Overall height is measured from highest roof point at street level to the lowest point adjacent to the backyard addition. Its low point is measured five ft. and downhill from its foundational footprint. The allowable hillside limit for overall height is 36 ft. The proposed addition would require between 49 and 50 ft.

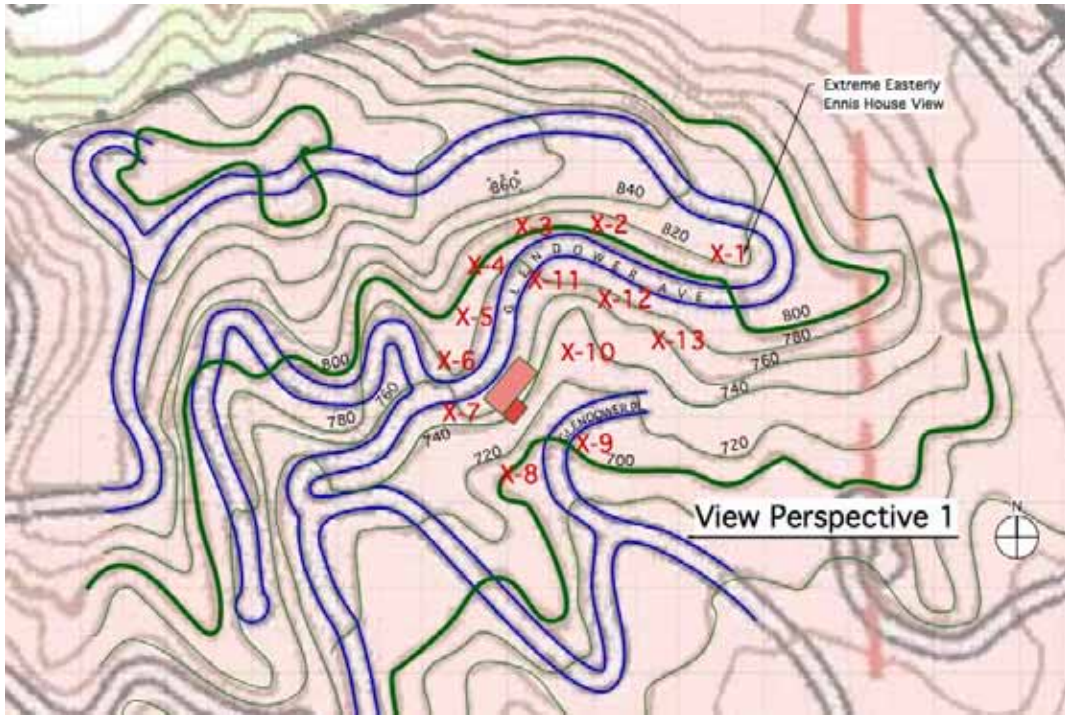
The variance request seems out of order, but for the following mitigating factors:

The main cause for excess height is the vertically accented roofline of the house, an architecturally distinct feature unique to its "Storybook" architectural style. In three ways, the roof is much higher than practically necessary:

1. Exaggeratedly high-angled roof faces leading to
2. Upwardly vaulting ridgelines which are topped at both ends by
3. Gables lifting to dramatically tapered peaks

Destroying the roofline is out of the question; therefore the Owners seek a yard variance to allow an addition that would be compliant if a flatter roof were to replace the existing Storybook roof.

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Design Review for Proposed Addition at 2574 Glendower Ave.



**Topographical Map of View Perspectives**



**Assessor's Map of Lots, Subject Highlighted**

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Design Review for Proposed Addition at 2574 Glendower Ave.

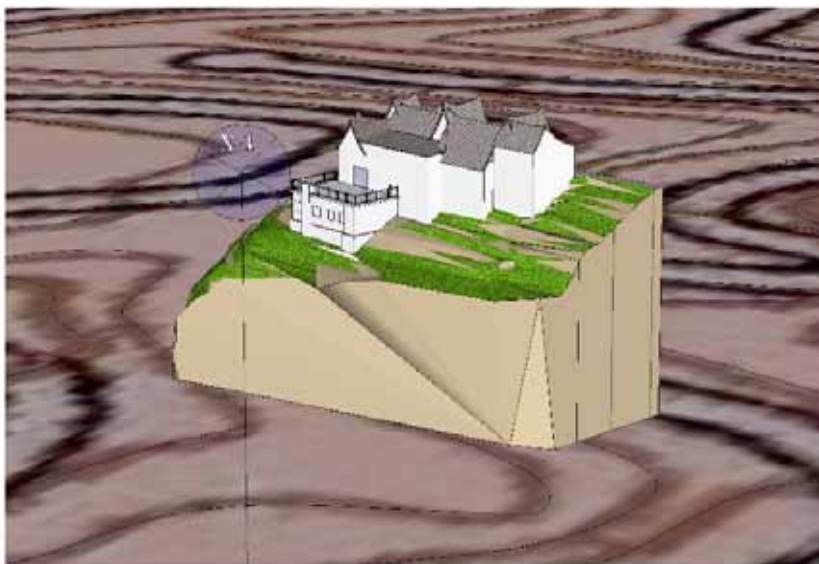


**View X-1.A**

**2607 Glendower Avenue, Ennis House, View from observation deck**

As a historic monument, Ennis House far exceeds height limitations imposed on nearby homes. It is not occupied and public tours, though possible, are deemed unlikely due to the negative impact on the neighborhood as a result of narrow road access and shortage of parking.

At approximately 125 ft. higher than the subject property, this site is both the highest and furthest easterly view angle.



**View X-1.B**

3-D view without cover provided by neighboring houses or vegetation.



**View X-1.C**

Same view of subject property softened by foliage.

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Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-2.A**

**2593 Glendower Avenue**

From main entry porch, there is minimal visibility above roof of 2580 Glendower Ave. (Please see **X-11**, **Page 15**).



**View X-2.B**

This 3-D view simulates view of subject property from upper floors of 2593 Glendower Ave.

View is devoid of any cover and 2580 Glendower Ave. (**X-11**), is not shown.



**View X-2.C**

Same 3-D view of subject property softened by tree foliage

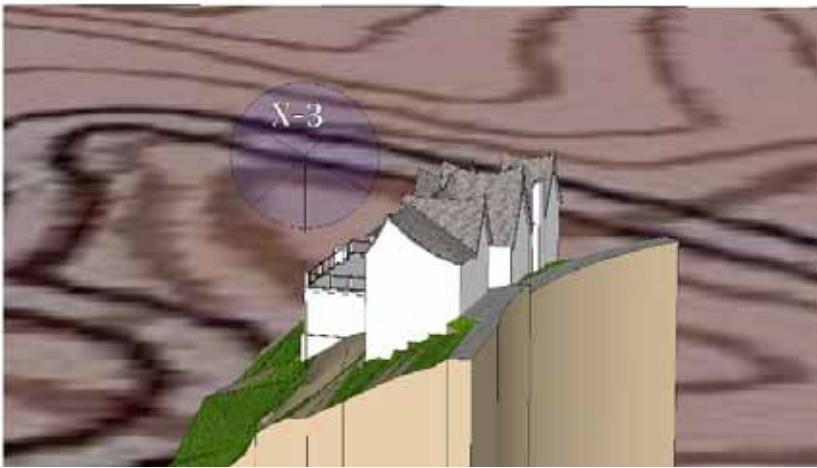
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Design Review for Proposed Addition at 2574 Glendower Ave.



**VIEW X-3.A**

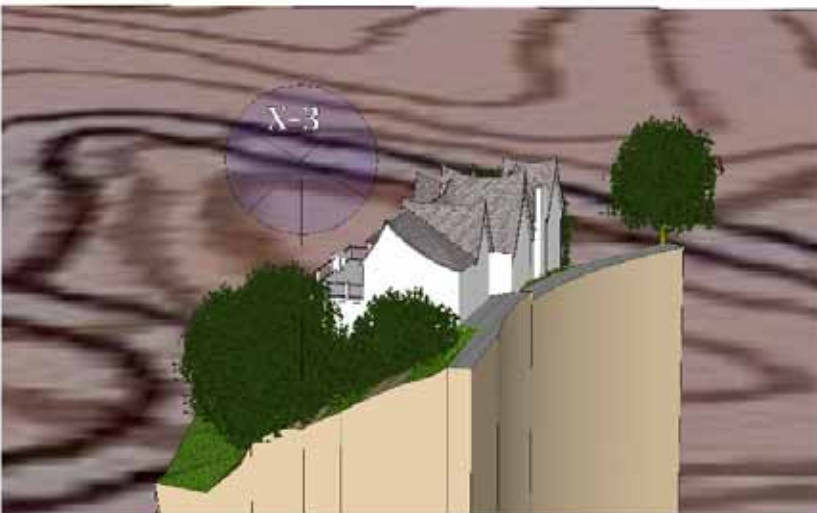
**2587 Glendower Avenue**

From top of driveway; note thick foliage cover. The following diagrams, *View X-3.B*, *View X-3.C*, are shown from a higher vantage point, approximating view from private areas of this house's upper floors.



**View X-3.B**

Higher vantage viewpoint, shown devoid of cover provided by neighboring house, foliage



**View X-3.C**

Same view, softened by foliage

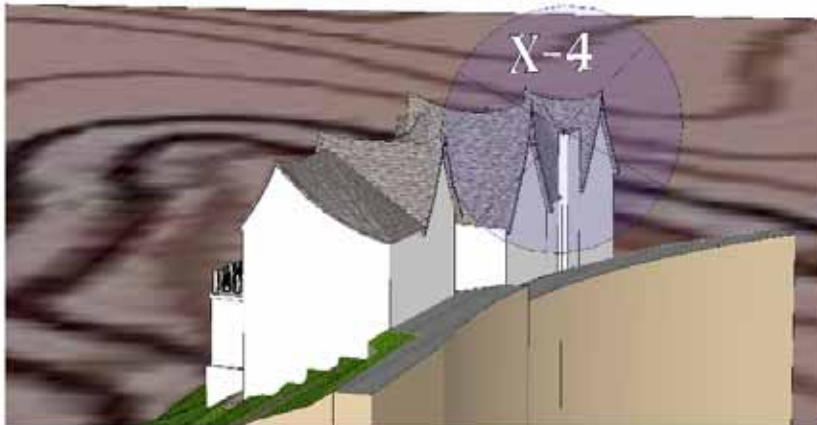
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Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-4.A**

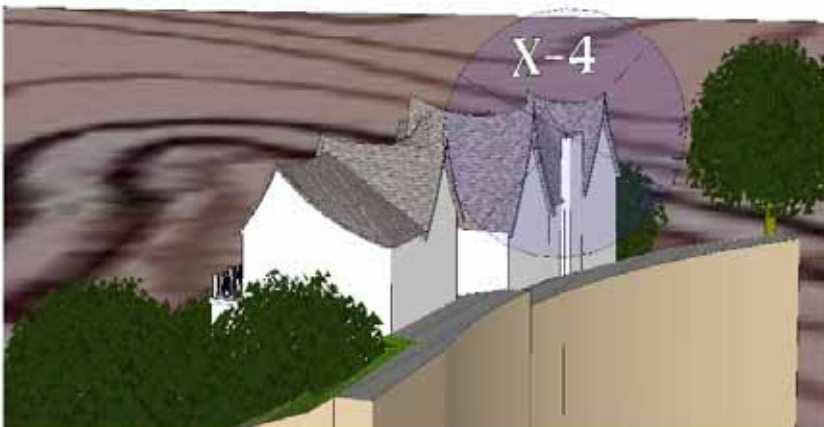
**2583 Glendower Avenue**

From top of driveway, back of open garage level situated on the south property line, i.e., between 2583 and the south neighbor, 2575 Glendower Avenue (**X-5, seen to right of frame**)



**View X-4.B**

3-D view of subject property is shifted slightly north (approximate center of lot) and also, higher angled viewpoint. This simulates the view from private spaces on floors above garage level.



**View X-4.C**

Same view, softened by foliage  
Actual site conditions conceal addition but full landscape of neighbor house is not shown.

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Design Review for Proposed Addition at 2574 Glendower Ave.

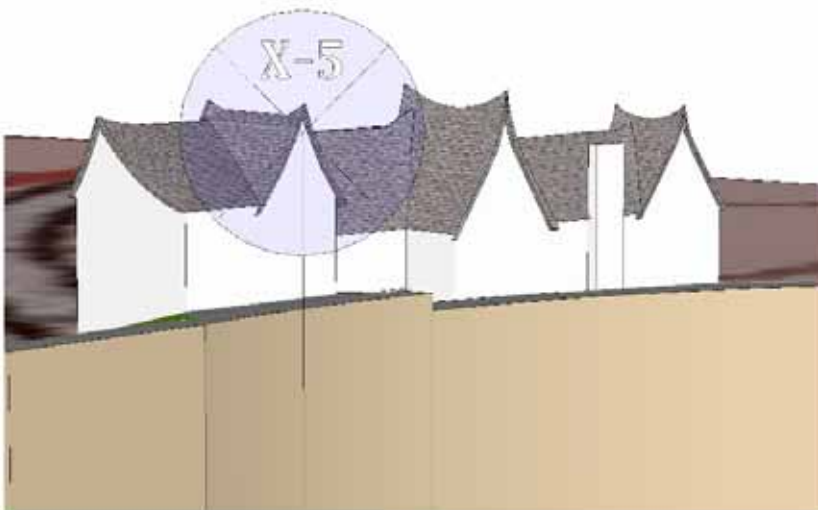


***View X-5.A***

**2607 Glendower Avenue**

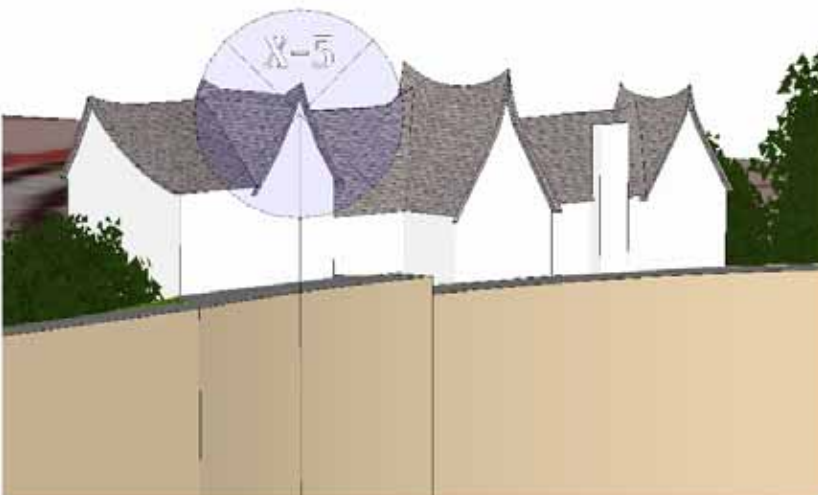
View from midway landing of stairs  
at main entrance

Addition is not visible from this perspective, and (in response to neighbor's request) roof modification carefully avoids encroaching the view presently enjoyed from this perspective. This was achieved by reducing height of the new ridges and gables that will replace the inappropriate shed roof, installed during a long-ago, hasty remodel.



***View X-5.B***

Same view without landscaping



***View X-5.C***

Same view, shown with side yard  
foliage.

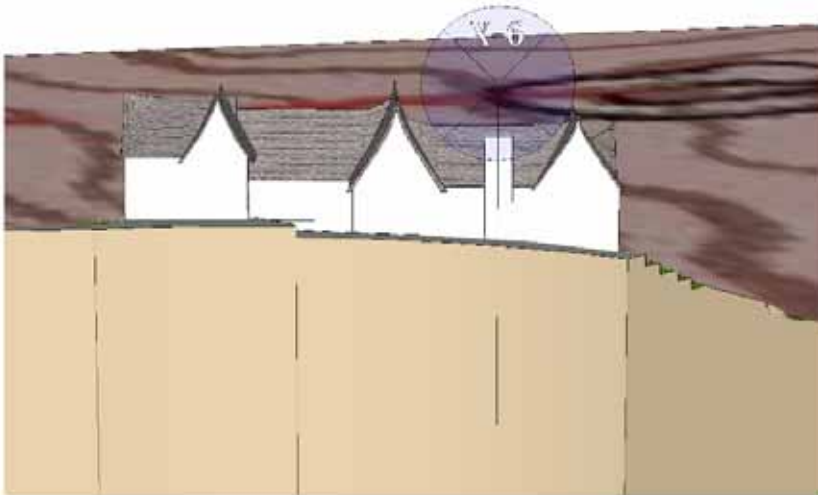
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Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-6.A**

**2567 Glendower Avenue**

View from driveway at first floor level, showing that addition is not visible and roof corrections are only partially seen through foliage.



**View X-6.B**

Same view is shown devoid of cover by landscaping and neighboring house. The view is frontal, revealing only partially the correction to existing shed roof.



**View X-6.C**

Same view softened by side yard landscaping

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**View X-7.A**

**2566 Glendower Avenue**

View from entry gate to southwest corner of subject property. Slight visibility of handrail on existing deck at location of proposed addition



**View X-7.B**

Same view, devoid of fence, hedge, tree foliage



**View X-7.C**

Same view, softened by foliage

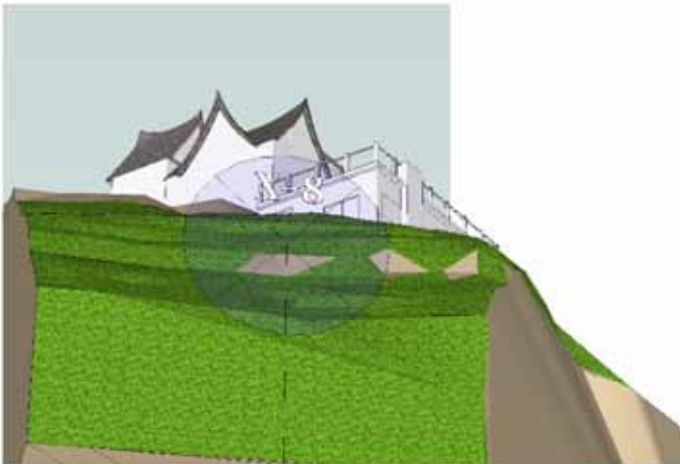
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**View X-8.A**

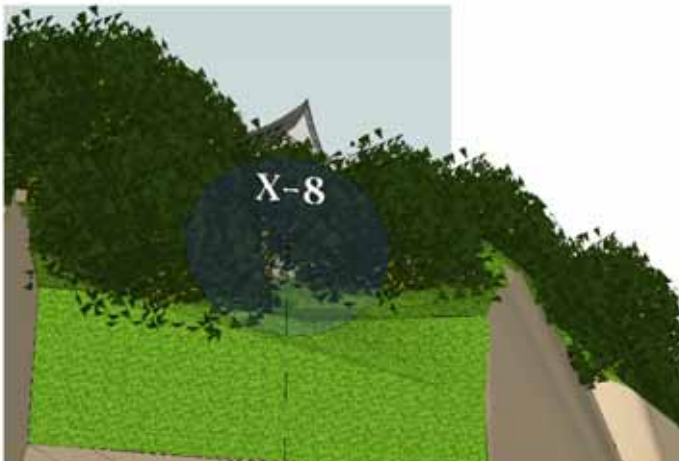
**2471 Glendower Place**

Thick brush and tree cover heavily obscure view of subject property; angle is steep, terrain reveals mostly the upper floors and roof.



**View X-8.B**

View devoid of any cover.



**View X-8.C**

Same view, softened by foliage

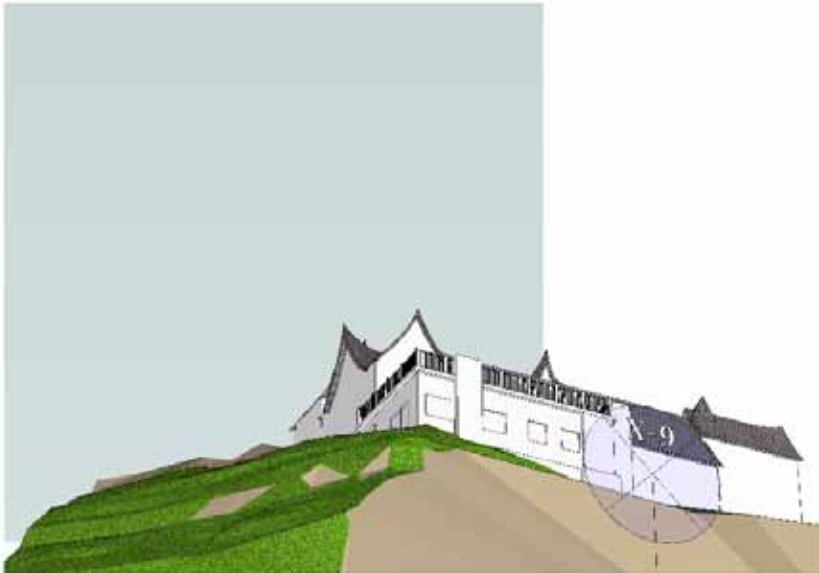
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Design Review for Proposed Addition at 2574 Glendower Ave.



***View X-9.A***

**2476 Glendower Place**

Thick brush and tree cover heavily obscure view of subject property; angle is steep, terrain reveals mostly the upper floors and roof.



***View X-9.B***

View from 2476, devoid of landscape growth and with garage excised



***View X-9.C***

Same view, softened by foliage

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Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-10.A**

**2475 Glendower Place**

View of subject property from entry porch is most revealing of all neighbors. Line of foliage conceals existing deck, situated in same place as the proposed roof deck of addition.



**View X-10.B**

Devoid of any cover, this view shows how the terrain dips in the location of proposed addition, forcing a dropped foundation on the easterly building line.



**View X-10.C**

Softened by foliage, contours of the lot's terrain effectively complement the building's horizontal lines.

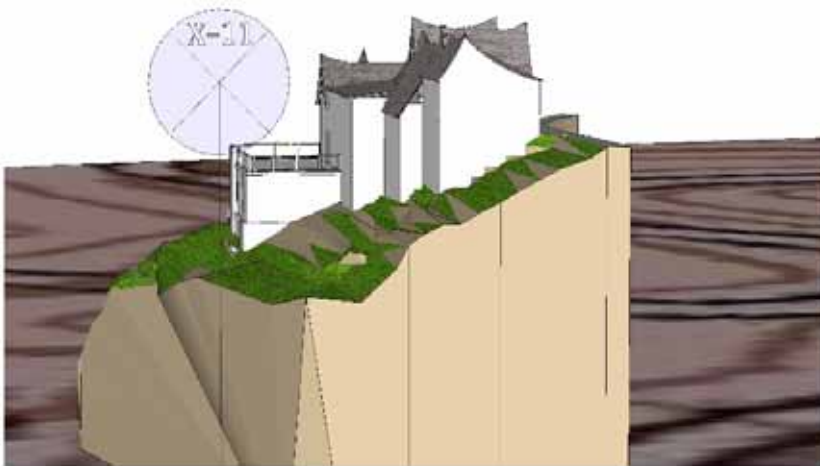
Greater Griffith Park Neighborhood Association  
Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-11.A**

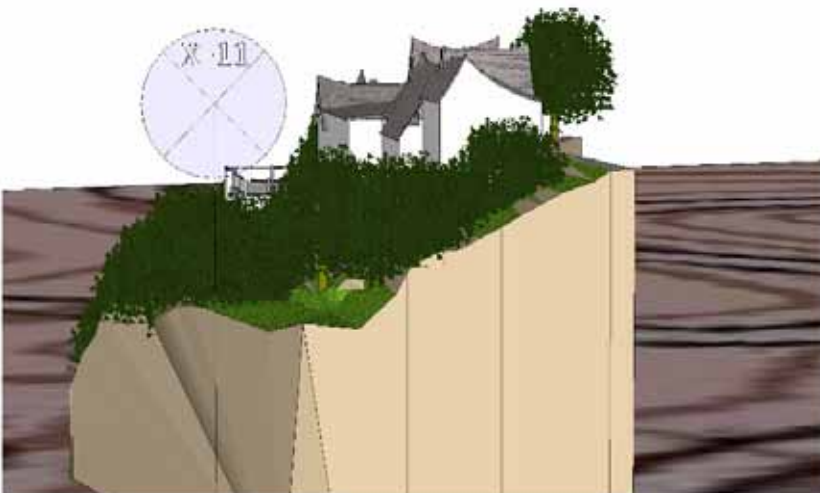
**2580 Glendower Avenue**

Re-use of photo from X-2 (2593 Glendower Avenue) offers a glimpse of this neighbor's view from private areas.



**View X-11.B**

Based on X-2 View angle, perspective drops slightly to reveal view from 2580 Glendower Avenue.



**View X-11.C**

Same view, softened by foliage

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Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-12.A**

**2588 Glendower Ave.**

The photo view from Ennis House is provided to simulate the view, although from a lower perspective. Taking into account Ennis House's south-facing yard, the width of Glendower Ave., and the depth of 2588 floor plan, the view is also approximately 40 yards closer.



**View X-12.B**

3-D view of subject property, devoid of cover, also skews north.



**View X-12.C**

Same view softened by tree foliage

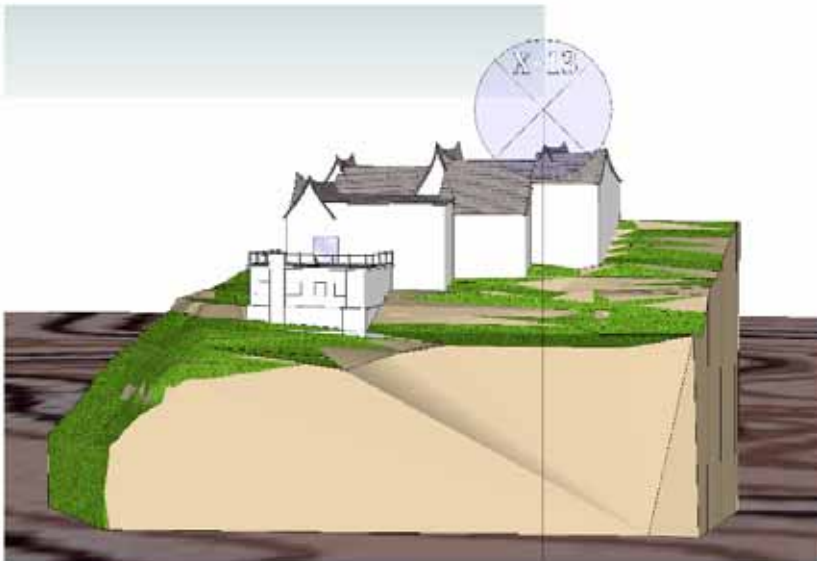
Greater Griffith Park Neighborhood Association  
Design Review for Proposed Addition at 2574 Glendower Ave.



**View X-13.A**

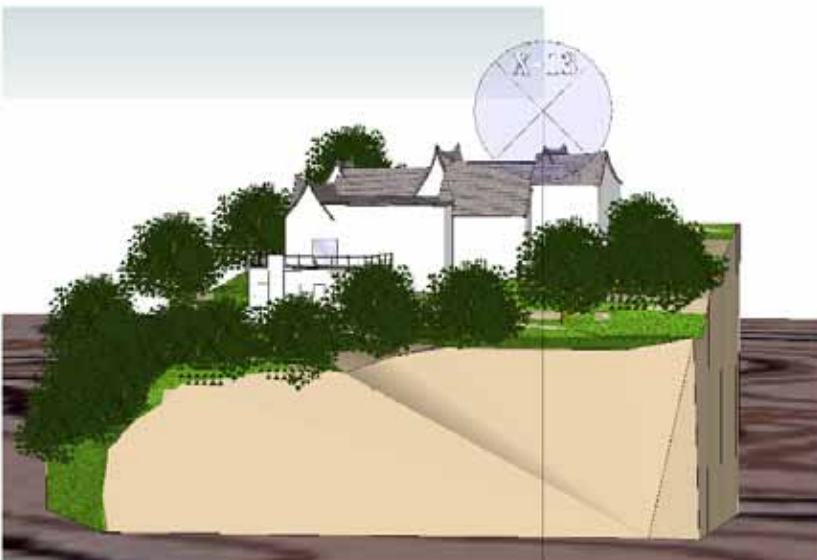
**2612 Glendower Ave.**

View from front yard of X-10 (2475 Glendower Place) is used to illustrate view angle from Glendower Place front entry gate. This lot, which spans between Glendower Ave. and Glendower Pl., uses its Glendower Ave. address as a garage only.



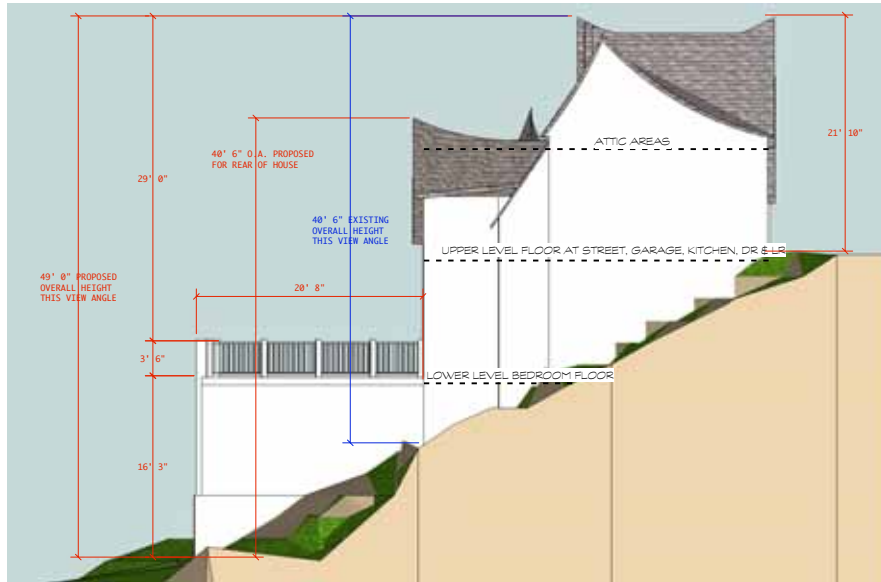
**View X-13.B**

3-D view of subject property from perspective of 2612 Glendower Ave., without cover of vegetation, illustrates the slightly higher perspective that would be seen from private areas without any cover.



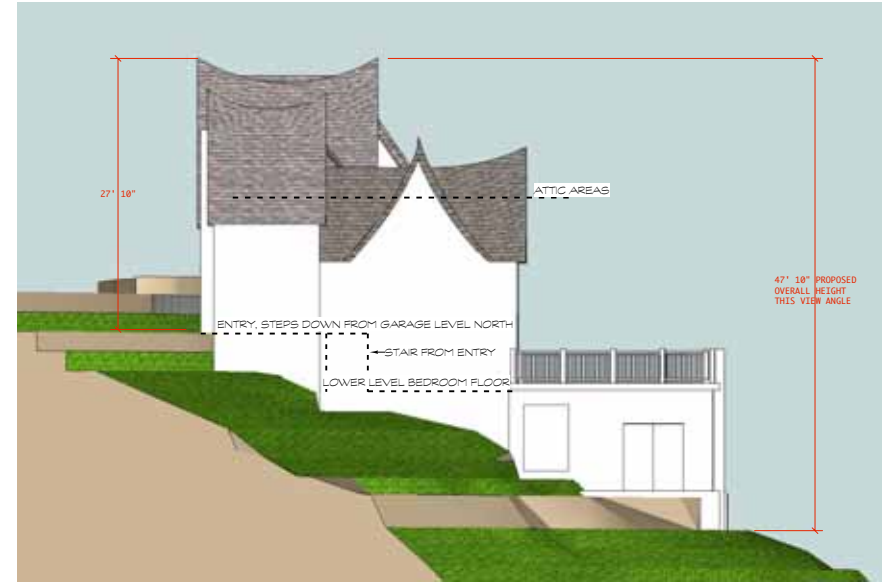
**View X-13.C**

Same view, softened by foliage



**North Elevation**

No Scale



**South Elevation**

No Scale



**West Elevation**

No Scale



**East Elevation**

No Scale

**ISSUED FOR**

COUNCIL DISTRICT 4  
SUBMITTAL: 9-08  
APPROVAL: 9-08  
GENIC SUBMITTAL  
K.E. OWEN 03-12-09

**REVISIONS**

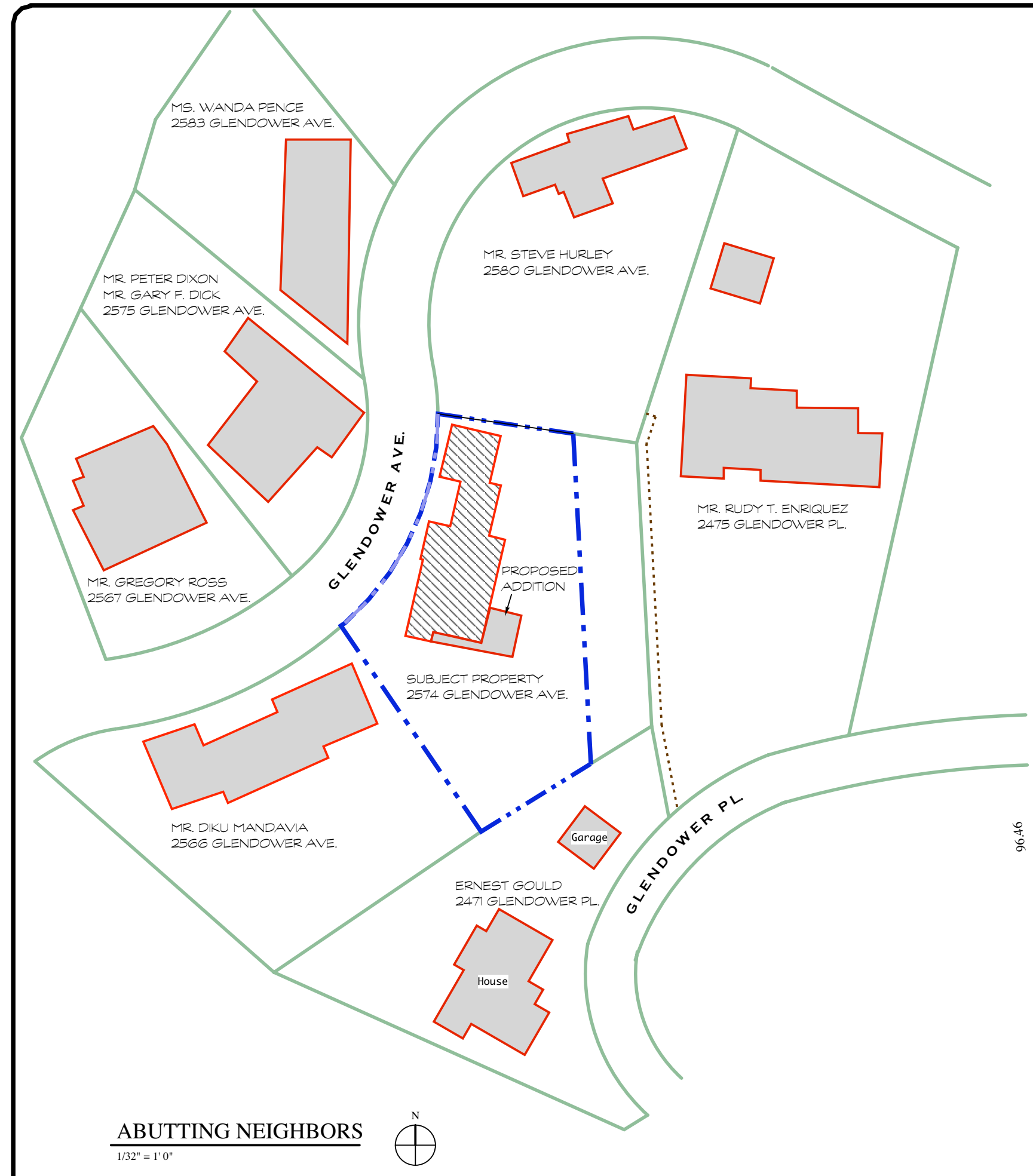
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**ACS DESIGN BUILD GROUP**  
787 W. Woodbury Road, Suite 11, Alhambra, CA 91001  
Tel: (310) 704-8865 / Fax: (626) 296-9802

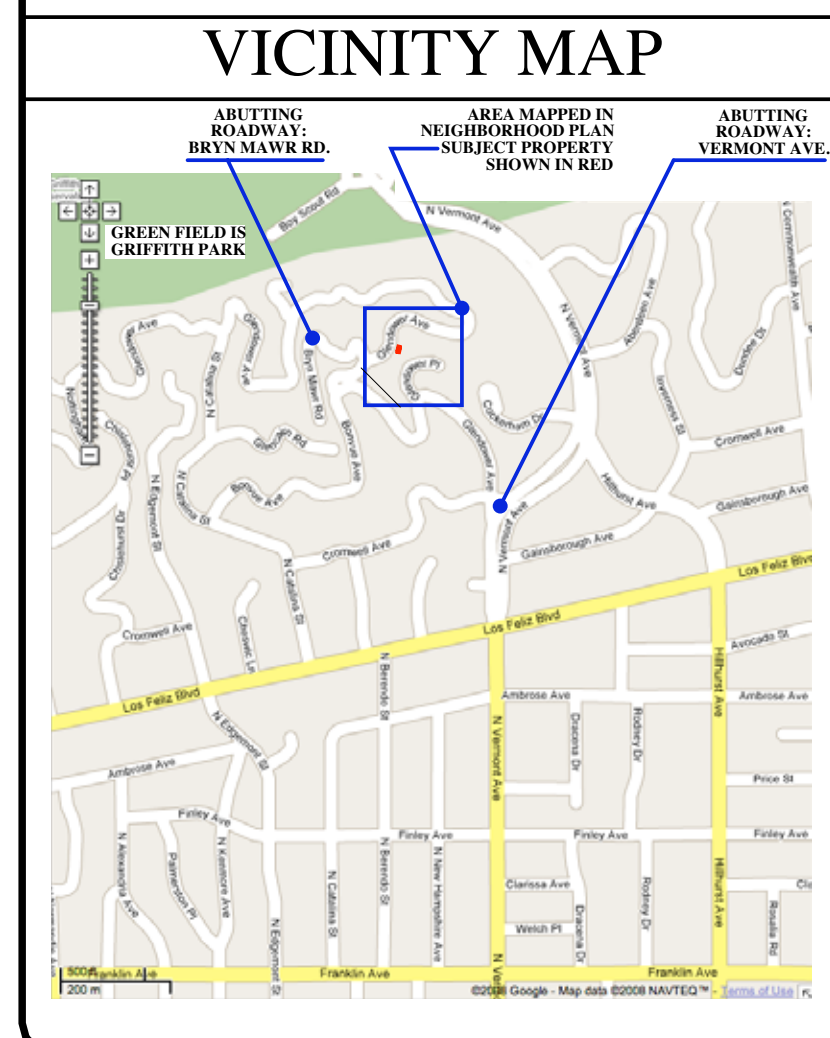
**ELEVATION VIEWS**  
**Brown - Parsons Residence**  
2574 Glendower Ave., Los Angeles CA 90027

SHEET TITLE  
PROJECT  
PROJ. NO. (BP-1)  
SCALE  
DATE 03-28-07  
SHEET

**A-5.0**



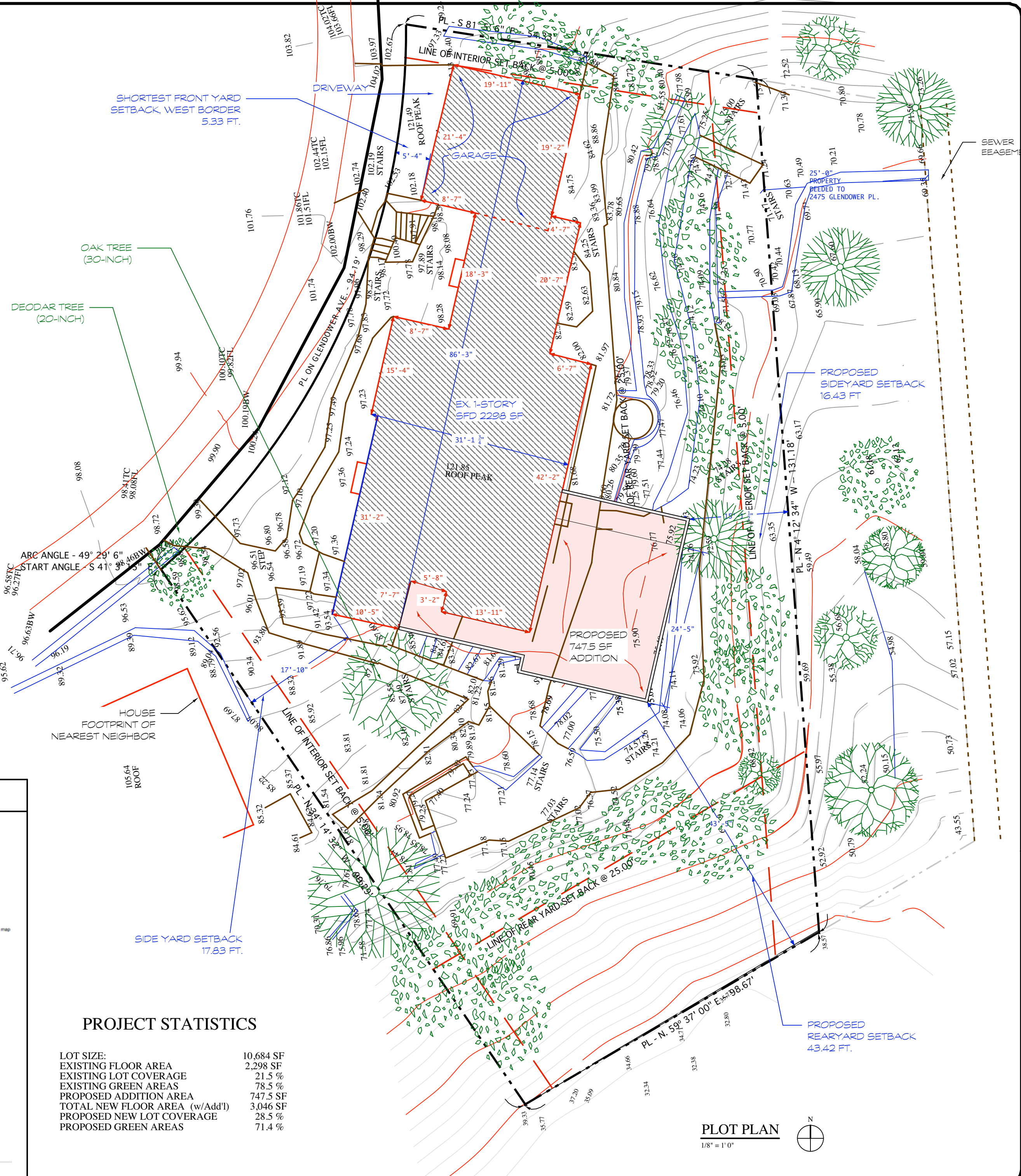
**ABUTTING NEIGHBORS**  
1/32" = 1' 0"



**VICINITY MAP**

**PROPERTY DETAILS**

<b>1. PARCEL LEGAL DESCRIPTION INFORMATION:</b>	
Legal Description:	TR 4441
Tract:	13
Block:	1
Lot:	NO
Map Reference Number for Tract Recordation:	MR 48-30
Parcel ID Number (PIN):	1538197173
Assessor Parcel Number:	0668-019-019
<b>2. BASIC ZONING INFORMATION FOR PARCEL:</b>	
Special Priorit. Fee Zone:	NO
Council District:	4
Community Redevelopment Area:	1538197
District Map:	NO
Flood Hazard Zone:	NO
Hillside Grading Area:	YES
Hillside Ordinance Area:	YES
Planning Area & Community Name:	10889000
Zone(s):	RE1.1.1
<b>3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:</b>	
Building and Safety Branch Office:	LA
Census Tract:	1892.00
Environmentally Sensitive Area:	YES
Energy Zone:	0
Fire District:	108152
Parcel Area (sqft):	10703.2
Thomas Brothers Map Grid:	886A2
<b>4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:</b>	
No information Available.	
<b>5. OTHER PARCEL RELATED INFORMATION:</b>	
Seismic Gas Shut Off Valve Installed:	2574 N. GLENDOWER AVE



**PROJECT STATISTICS**

LOT SIZE:	10,684 SF
EXISTING FLOOR AREA:	2,298 SF
EXISTING LOT COVERAGE:	21.5 %
EXISTING GREEN AREAS:	78.5 %
PROPOSED ADDITION AREA:	747.5 SF
TOTAL NEW FLOOR AREA (w/Add'l):	3,046 SF
PROPOSED NEW LOT COVERAGE:	28.5 %
PROPOSED GREEN AREAS:	71.4 %

**PLOT PLAN**  
1/8" = 1' 0"

**ISSUED FOR**  
COUNCIL DISTRICT 4  
SHEET NO. 00  
DATE: 03-28-07  
K.E. OWEN 03-12-09

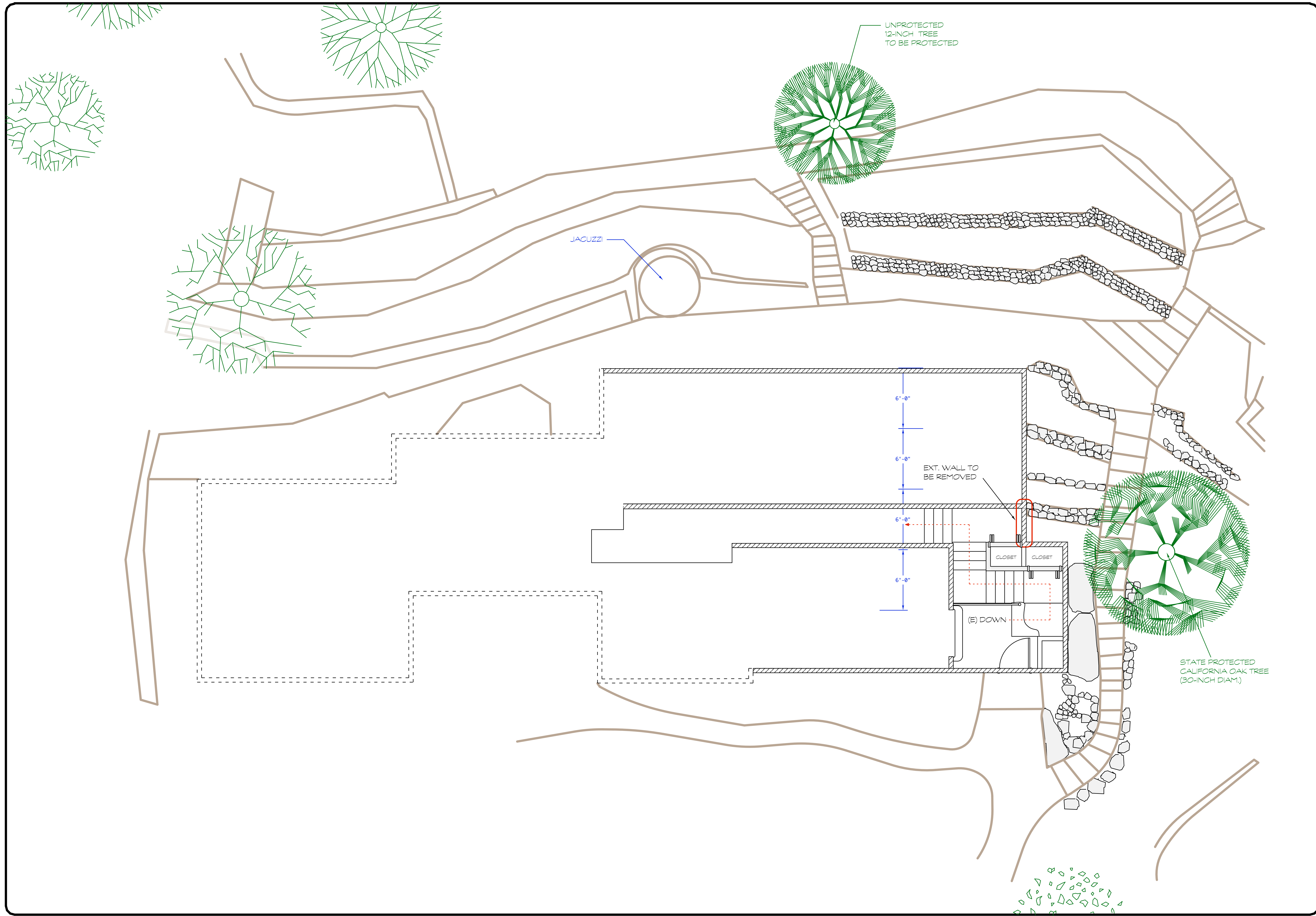
**REVISIONS**

12-06	
03-28-06	
09-21-06	

**SITE PLAN & TITLES**  
**Brown - Parsons Residence**  
2574 Glendower Ave., Los Angeles CA 90027

**ACS DESIGN BUILD GROUP**  
787 W. Woodbury Road, Suite 11, Alhambra, CA 91001  
Tel: (626) 704-8867 Fax: (626) 236-9862

PROJECT: **BP-1**  
SCALE:  
DATE: 03-28-07  
SHEET: **A-0.0**



ISSUED FOR

COUNCIL DISTRICT 4  
 SUBMITTAL: 9-08  
 APPROVAL: 9-08  
 GGPNC SUBMITTAL  
 K.E. OWEN 03-12-09

REVISIONS

1	△
2	△
3	△
4	△
	△
	△

ACS DESIGN BUILD GROUP  
 787 W. Woodbury Road, Suite 11, Altadena, CA 91001  
 Tele: (310) 704-8863 / Fax: (626) 296-9802

**EXISTING STRUCTURES**  
**Brown - Parsons Residence**  
 2574 Glendower Ave., Los Angeles CA 90027

SHEET TITLE

PROJECT

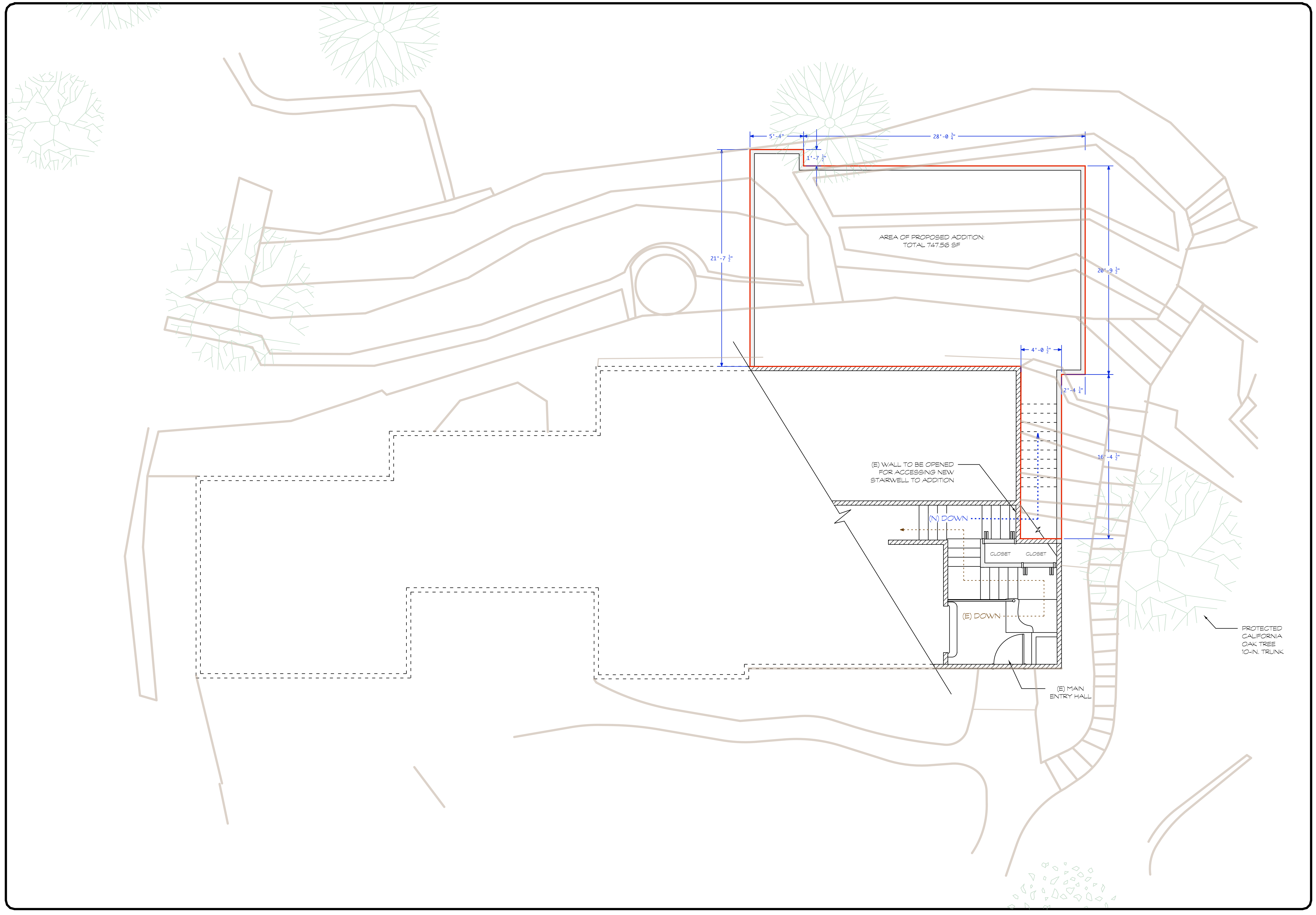
PROJ. NO. (BP-1)

SCALE

DATE 03-28-07

SHEET

A-0.1



ISSUED FOR

COUNCIL DISTRICT 4  
SUBMITTAL: 9-08  
APPROVAL: 9-08  
GGPNC SUBMITTAL  
K.E. OWEN 03-12-09

REVISIONS

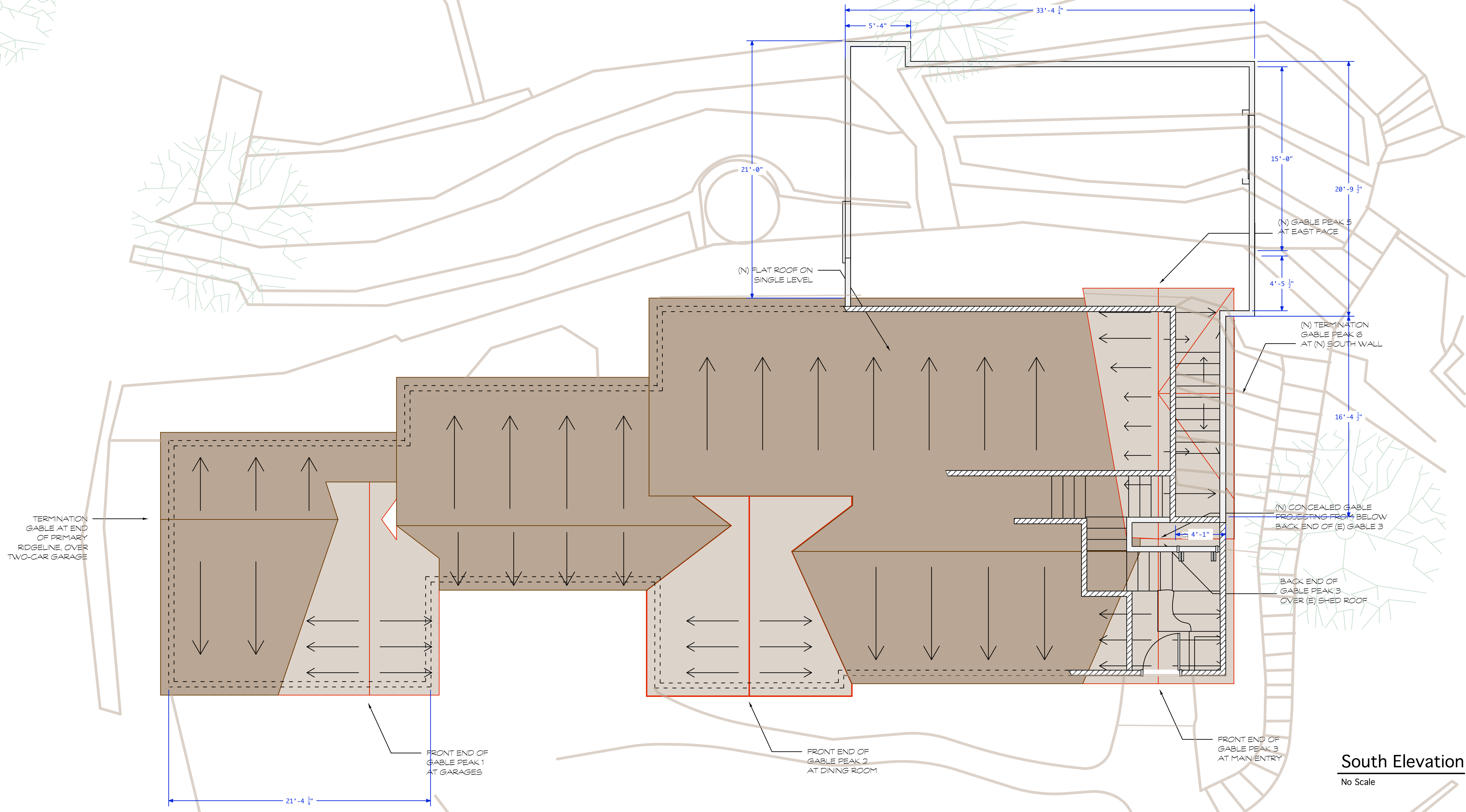
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ACS DESIGN BUILD GROUP  
787 W. Woodbury Road, Suite 11, Altadena, CA 91001  
Tele: (310) 704-8863 / Fax: (626) 296-9802

**FLOOR PLAN & ADDITION**  
PROJECT  
**Brown - Parsons Residence**  
2574 Glendower Ave., Los Angeles CA 90027

SHEET TITLE  
PROJ. NO. (BP-1)  
SCALE  
DATE 03-28-07  
SHEET

A-1.0



South Elevation  
No Scale

ISSUED FOR

COUNCIL DISTRICT 4  
SUBMITTAL: 9-08  
APPROVAL: 9-08  
GGPNC SUBMITTAL  
K.E. OWEN 03-12-09

REVISIONS

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2	
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4	

ACS DESIGN BUILD GROUP  
787 W. Woodbury Road, Suite 11, Altadena, CA 91001  
Tele: (310) 704-8863 / Fax: (626) 296-9802

**PROPOSED ROOF DESIGN**  
**Brown - Parsons Residence**  
2574 Glendower Ave., Los Angeles CA 90027

SHEET TITLE  
PROJECT  
PROJ. NO. (BP-1)  
SCALE  
DATE 03-28-07  
SHEET

A-4.0