Aug 23, 2026

property info:

Large Old "Spanish Castle" Home/Estate

<u>Fixer</u>

718 E. Cypress St., Glendale CA 91205 (West Adams Hill area)

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Contents

1. Quick Overview: the Property, History, Sale Environment, Etc.

2. Disclaimers

3. Property Description

4. Repairs & Upgrades: (a) Recent, (b) Tasks Sellers Might Consider, & (c) To Be Left to New Owner

5. Sale Terms, & Recent Title Info

Appendices:

+ Appendix 1: Additional Property Details

+ Appendix 2: Prior Upgrades and Repairs

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1. Quick Overview: the Property, History, Sale Environment, Etc.

+ Special, estate-style ~100 year old "Spanish castle" fixer

+ Family home: held by our family since 1962

+ 4 story up-hill structure; 2,849 sq ft; original house with original attached studio apartment

+ Site: home's original lot, plus lot directly behind the main lot (purchased at a later date);

    ++ and there's an adjacent vacant hillside parcel (to right (up-street) side (south) of house, when looking up at house from Cypress St.) That lot is owned by someone else, and is undeveloped.

    ++ should a potential buyer have interest in an even larger set of adjacent parcels, please let the undersigned know. (We might have access to info re an adjoining house.)

+ Fixer:

    ++ We have slowly been performing some repairs, and doing some refreshing. But due to our other responsibilities, we have decided to market the property now

    ++ Good fit for buyer looking to "restore / upgrade to suit"

    ++ Once ~restored, we believe the property would become one of the most beautiful homes (modest estate) in Glendale's popular Adams Hill area

+ Cash sale, or "cash to new loan"

+ The sellers have no time pressure associated with the sale of the property

+ The house last served as a rental for over 10 years, and the apartment was rented (separately) for ~25 (recent) years

2. Disclaimers

This doc is for broker/agent use. If approved by the owners – on a case by case basis -- broker/agent can provide to prospective buyers.

By no means is this document a complete description of the property, its needed repairs, etc. Any potential buyer must assess the property via their own building professionals.

Before passing this info along to approved prospective buyers, broker/agent shall preface this disclaimer with their own full legal disclaimers, to provide additional protections not covered by this disclaimer from the owners.

3. Property Description

+ ~Original 1920's "Spanish castle", in the Adams Hill area of Glendale

+ Situated as a modest estate: 4 story uphill, on-grade structure. The property begins with parkway yards etc. and 2 car garage on Cypress St. Up the stairs from Cypress St. is the 2nd floor: large studio apartment (or art/business/hobby studio?) – including kitchenette, and basement areas. Continuing up is the main house (2 stories, with original multi-level yards and patio in rear.) Continuing up from the main house is the adjoining treed lot, it's rear property line is on Prospect Drive – resulting in a street-to-street property.)

+ Original occupancy permit: early or mid 1920's

+ Has undergone few upgrades over its ~100 year life

+ un-blocked views to the west (Glendale) and to the north (Verdugo Mountains.)

+ the <u>adjacent lot to the south</u> (toward the Forest Lawn cross) is vacant (never built upon)

    ++ We believe addition of this 3rd lot would benefit the property/estate significantly

    ++ The west face of the lot is a steep cliff, so extensive grading (etc.) would be required to build a new residence. *However, we believe build-out from our property would be much more feasible (guest house, additional patio or yards, etc.)*

+ <u>Historical Survey by City of Glendale, and associated property tax savings</u>: in 2022 we received a letter from the city reporting that the home was surveyed (in 2017) and found to have historical relevance. As such, we believe the home could be subject to CEQA, California Environmental Quality Act. If so, some types of exterior changes proposed by owners of the property could require city approval prior to work initiation.

The city letter also stated that home owner can nominate the home to be placed in the Glendale Register, and if approved home owners – if relatively new buyers – could save 40% to 70% of annual property taxes.

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Additional property description details are provided in Appendix 1.

4. Repairs & Upgrades: (a) Recent, (b) Tasks Sellers Might Consider, & (c) To Be Left to New Owner

Part A: Recent Repairs & Upgrades

+ interior plaster patching (several areas)

+ interior painting (selected rooms), and primering of some rooms / areas

++ to include painting the (retro) kitchen cabinets, in case buyer wants to keep them, or wants to defer replacement

+ water sealing: selected exterior walls and stair walls, stairs, etc.

+ plumbing repairs – 4th floor bathroom (we identified leak in a sink drain line; covered more in Part C)

+ French window maintenance (scraping, caulking, priming, painting)

+ balcony water sealing (top floor)

+ texturing bathroom walls (apartment)

+ exterior door refinishing (some exterior doors)

+ yard pruning (selected areas)

+ miscellaneous other small repairs

+ empty remaining tenant & family furniture

Part B: Tasks We (Sellers) are Considering Doing

+ significant eucalyptus trees trimming, rear-east-mid portion of the hill (just above the top terraced level)

+ the large (~ 5" or 6") vertical iron waste pipe in the N-E corner of the garage is showing significant signs of aging/corrosion. (No current leakage)

+ repair of the damaged fiberglass shower pan in the apartment

+ Laundry / Storage room: flooring repair (3/4" plywood) beneath utility sink (small area)

Part C: Tasks to be Left for the Buyer

The following are only seller's opinions: Buyer chooses their own work plan:

+ replace tilting "stairs & planter" retaining wall, and stairs landing (at front sidewalk, north section) (~more than 100 yrs old // has moved slowly over the years)

++ (south (up the street) wall is also beginning to lean, but far less than north wall)

+ replacement of fiberglass water-sealing (~Dekotex or equivalent): apartment patio deck. (The coating is allowing rain leakage down onto the drywall ceiling of the garage.)

+ garage ceiling drywall (5/8") -- repair/treatment or replacement (water damage from leaky apartment deck)

+ Roof repairs: During '25/'26 heavy rains, we experienced some leaking. (Seller believes tile work (re-positioning and/or re-anchoring, some replacements, etc.) is needed in applicable areas. Some tile mis-positioning can be seen from the adjacent (south) vacant lot.)

++ Master bedroom: leaks in 2 areas: east end of bedroom wall; and south end of bedroom wall

++ south corner of east kitchen wall -- from balcony above. (Seller believes the rain scupper (drain) on south-east corner of the balcony needs to be lowered a little, and applicable re-sealing done)

+ exterior painting

++ over the last ~2 or 3 years, we have prepped and painted convenient areas, but have avoided high areas etc. (Remaining exterior painting is needed.)

+ kitchen refresh, or complete make-over

++ we have prepped and painted much of the existing kitchen cabinets

- But buyer to take over from there

++ replace existing kitchen cabinets, if desired

++ remove & replace existing (tile) counter and back splash (upgrade with newer materials); etc.

+ plumbing repair – 4th floor bathroom (sink drain line: we've identified a leak in original iron waste line – in a tough floor location.) (Can be accessed from 2 or 3 directions: We deferred repair to allow buyer to choose their preferred access plan.)

+ replacement of selected original wood French windows

++ some leak in heavy rain (water seals should be added, or complete window replacement

+ Laundry/Storage Room: ceiling drywall removal and replacement (from past bathroom leak, above the laundry room)

+ flooring upgrades

++ original oak flooring in most rooms

-- age shows in some areas; some recent pet stains; a couple small areas of repairable physical damage

-- refinishing and/or "pro sanding and refinishing" would make big difference

++ kitchen flooring: recent tenant installed ~unique mosaic tile; some portions of installation poorly done (repairs could be done: he left extra tile)

+ rear patio and yards refurbishment / upgrading

+ patch north & east garage walls: some areas of aging stucco

+ add garage door(s)

+ (etc.)

5. Sale Terms, & Recent Title Info

+ C.A.R. – or equivalent -- sales agreement required

+ to be sold "as-is"

++ with possible exception of any work seller/we agree to contract for

+ most recent title activity: The home – and adjoining lot – were last listed on the market in early 2012.

++ to keep the property in the family, Joe and Irene purchased the remaining half of the equity from a family member

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Thank you,

Joe (and Irene) Roach
Owners

(appendices start on next page)

Appendix 1: Additional Property Details

-- some "structure settling" (~100 years of life): after ~100 years old, there's been some settling of the structure. At the northwest corner of the house structure, some settling is noticeable in that corner of the apartment, in the main/living room

-- architecture: wide exterior staircases on 2 sides of building (separate stairways to front door, and to apartment / back door / rear yards; several planting areas along the stair flights; 2+ story turret/foyer; ~ 8 ft. x 6 ft. arched single-pane window in the living room; high-arched ceilings in living room; French windows throughout

-- total interior square feet: 2,849 -- as measured by realtor as part of 2012 marketing of the home on the MLS. Includes laundry/storage room addition. (See Appendix 2.) Tax assessor footage is smaller than the current / measured 2,849 sq. ft.

-- home's configuration: if the apartment is treated as part of a single home: 4 bedroom, 3 bath, plus living room, large dining room, large den, & breakfast room. (3 bedrooms, 2 baths if apartment is maintained as separate unit)

-- large studio apartment (2nd floor) details: apartment has large sun deck with full portico; large main room: 22' x 15'; lots of light; fireplace; lots of windows (3 large French windows in main room; bathroom; and circular window on turret (kitchen area)); kitchenette includes deep sink and faucet, shelving, cabinets, refrigerator, space for stove; interior staircase leading to kitchen of main house (easily locked, to create private apartment); access to small utility area containing the two heaters

-- 3rd floor (house main floor) details: large entry deck at front of house (faces west); dramatic 2 story turret foyer; living room; large formal dining room with wide (~8') French windows/doors looking out onto entry deck; large den with double arched entries and closet; breakfast room; kitchen; hallway with pantry; small ¾ bathroom; bedroom with closet; utility room leading to back door, with upper and lower cabinetry and refrigerator; large covered patio and yards

-- 4th floor details: large landing at top of oak stairs (could be a small sitting area), light from ~6' French doors/windows; the doors lead to balcony (~10' wide) off the landing, which overlooks the rear yards and treed lot; deep walk-in closet on the north side of the landing (4 closets on 4th floor); 4th floor bathroom: large!!, original high-sided tub, separate shower, original 1920's lavender and black tile, and closet; Master bedroom includes French door opening to the attached sun room (~11' by x 9'), and master closet has window looking onto sunroom; second bedroom includes dressing room and walk-in closet

-- hillside design attributes (potential room additions, & good inspectability): the uphill "on-slope" structure design (no extensive grading) -- and hip roofs -- resulted in:

(a) some large basement areas, which we believe could be used for room additions etc.

(b) very good access to: the homes foundations, a lot of the wood-framed structure (walls, floors, attic areas, etc.)

++ if buyer chooses not to rent the apartment, the space offers a lot of options: business/office space, guest apartment, media room, entertainment suite, hobby space, etc.; with bathroom and kitchenette. The original stairway connects the apartment's kitchenette to the house's kitchen.

++ lots of oak: not only the flooring is original oak – lots of refinished (paint removed, etc.) oak stairs and banisters, oak floor base, oak doors, oak door jams and casing, etc. And we suspect the window casings are also oak, though we haven't stripped any yet

++ rear yard: includes large covered patio, lawn area, tiered planting area, large flagstone tile in 2 areas (some restoration required in specific areas), etc; the landscaping has been largely neglected, but ~ 4 giant bugonvilla still thrive, etc.; about half of the white picket fencing has also been neglected, rebuilding or removal needed

-- significant trees: huge (4+ story) Deodar cedar on front (N-W) yard (we estimate the tree to be ~100 years old), young (city) oak in the front parkway; upper lot: mature eucalyptuses, a ~60 year old oak, and various plants

+ included adjoining lot: it's frontage is on Prospect Dr.; its directly behind the house's hillside yards, making the combined properties (small estate) "street-to-street". The home's lot is 5,610 sq ft; and the adjacent (east) lot is 3,630 sq ft. (Combined sq ft = 9,240.)

> ++ Owner ~monitors new hillside house builds in the 91202 area of Glendale. The once strict Glendale hillside ordinance is no longer what it once was, in terms of City strictness. Variances are now granted to hillside lots ~liberally. Should someone want to build on the 2nd lot instead of keeping the "moderate estate" intact, it's our opinion that permits for a new small house could be attained

Appendix 2: Prior Upgrades and Repairs

+ Our family's ownership spans 1961 forward to this date. We have no info concerning work done prior to that date

++ Kitchen appears to have been remodeled in 1950's

+ Major repair/update efforts were completed in the ~early 1990's and ~2003 that included:

++ re-furb of selected exterior walls and stairs (west wall in front of apartment; north walls, first and 2nd stories; and walls/stairs leading up toward the 3rd floor (main house) front door) (Re-stucco'd exterior walls can be identified by the difference in stucco texture)

++ upgrade of the property's electrical system to include: changed location of existing service main to the back yard, replacement of old fuse panel with a new main service panel (100 or 200 amps – we'll check), addition of house, apartment, and patio circuits, replacement of selected wiring runs, etc.

++ addition of a laundry / water heater / storage room beneath the 3rd floor bathroom and maids bedroom. The room includes a French window, large storage closet, water heater closet, laundry folding table, and a large storage platform built over the hill grade. Laundry room might not be permitted

++ lengthening of the apartment bathroom and replacement of that shower, and rebuilding the two shower pans in the main house

++ addition of floor and wall cabinetry in the mud room (old laundry area)

++ etc.

+ <u>Roof and gutter repairs</u> have been done periodically over our ownership

++ Summer '25: the large patio roof in back yard was stripped and re-roof; the roof design includes double-layer wood underlayment (first layer is 1-by T&G planks, and the top layer is plywood – upon which the roofing layers are attached)

++ ~2021, the tiles on the ~north side of the "turret" were removed, the underlayment replaced, and the Spanish tiles re-set. At the same time, tile repairs were made to several other areas of the roof

++ Within past ~7 or 8 years, new edge flashing, gutters, and a downspout were added to the north wall; and new gutters and downspouts were added to south and south-west sides of the roof (2021)

++ The home's Spanish tile roof has NOT been completely removed and re-done during our ownership

+ gravity gas heaters: our rough estimate is that they were replaced in 1950's. Approximately 10 to 15 years ago, we had a contractor replace the gas valves with modern gas valves

+ kitchen counter tile: our rough estimate is that the tiling was done in the 1950's

+ flag stone was installed in the main patio and the south yard area in the 1960's

+ The original iron water piping was replaced with copper piping in ~ the 1970's. We are guessing there could still be remnants of the original iron piping within the house

++ and the waste/sewer piping has been replaced in a couple areas -- as needed -- with ABS plastic, over the years

+ Termite & Pest history: No termite inspections, treatment, tenting, etc. was performed at the 2012 equity purchase

(end)