

**DEPARTMENT OF
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

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VICE-PRESIDENT

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www.planning.lacity.org

Date: **DEC 16 2014**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 450
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2014-3924-HCM**
1109 N. CORONADO TERRACE HOUSE
1109 N. CORONADO TERRACE

At the Cultural Heritage Commission meeting of **December 4, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky
Seconded: Commissioner Irvine
Ayes: Commissioners Kennard and Barron
Nays: Commissioner Scrafano

Vote: 4-1



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Mitch O'Farrell, Thirteenth Council District
GIS.

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INFORMATION
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Date: **DEC 16 2014**

Enrico Arvielo, Arvielo Family Trust
22 Milford Drive
Corona Del Mar, CA 92625

Jim Marino, Marino Investments
3636 Birch Street, Suite 200
Newport Beach, CA 92660

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2014-3924-HCM**
1109 N. CORONADO TERRACE HOUSE
1109 N. CORONADO TERRACE

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Milofsky
Seconded: Commissioner Irvine
Ayes: Commissioners Kennard and Barron
Nays: Commissioner Scrafano

Vote: 4-1



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Mitch O'Farrell, Thirteenth Council District
Carol Cetrone
GIS

**Los Angeles Department of City Planning
RECOMMENDATION REPORT**

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2014-3924-HCM
ENV-2014-3925-CE**

HEARING DATE: December 4, 2014
TIME: 9:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1109 N. Coronado Terrace
Council District: 13
Community Plan Area: Silver Lake – Echo Park –
Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: Rowland Heights Tract, Lot 107

PROJECT: Historic-Cultural Monument Application for the
1109 N. CORONADO TERRACE HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Enrico Arvielo, Arvielo Family Trust Jim Marino, Marino Investments
22 Milford Dr. 3636 Birch St. Suite 200
Corona Del Mar, CA 92625 Newport Beach, CA 92660

APPLICANT: City of Los Angeles, Council District 13
200 N. Spring Street
Los Angeles, CA 90012

PREPARER: Carol Cetrone
1140 Coronado Terrace
Los Angeles, CA 90026


RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.**
2. **Adopt the staff report and findings.**

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

for 

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources



Nels Youngborg, Preservation Planner
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

FINDINGS

- The property reflects the "broad cultural, economic, or social history of the nation, State or community" by its association with the widening of the Ostrich Farm Motor Road and the creation of Sunset Boulevard, and its arroyo stone features and retaining walls that formed the original development of the Rowland Heights Tract.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

1109 Coronado Terrace is a 1910 Craftsman single family home. It has large carved wooden gables and an arroyo stone porch and pillar. There are outward facing arroyo stone retaining walls surrounding the property and an arroyo stone pillar marking the southeast corner of Sunset and Coronado Terrace. The arroyo stone walls continue down the hill on the northwest side of Sunset, to the north in front of each property on both sides of Coronado Terrace, and along some properties of Coronado Street. This residential district occupies a steeply graded slope and contains a mix of single family and multi-family residences, most of which were constructed in the early twentieth century.

The house has two gabled roofs and a basement. It features a cement foundation and wood wall-construction. It is clad in two inch redwood, shiplap siding. The roof material is asphalt shingle. The facade has decorative wooden roof rafters and multi-paned double hung wood windows. The house also features a wood-panel frieze that runs the entire circumference of the house beneath the gable and eaves.

A small wood porch overhang is located on the south side of the house with ornate details intact. The property lacks a garage, but has two stairway entrances to the house, one on Sunset and the other on Coronado Terrace. Both stairways are framed with the arroyo stone walls.

In the 1880s the property and surrounding land was designated as "Block 28" and was owned by George H. Smith, a prominent Los Angeles Judge and former Colonel in the Confederate Army. In 1885, the Ostrich Farm Railroad Company was founded to carry visitors from downtown L.A. through the countryside to Col. Griffith J. Griffith's Ostrich Farm on his Los Feliz Rancho, now Griffith Park. The company contracted E. C. Burlingame to blast a path through the sandstone hills of Block 28, making way for the steam motor railroad. Burlingame ignored established grading principles and the job resulted in a lawsuit. In 1893, Smith was awarded a \$6,000 settlement for damage done to his land. In 1902, after much resistance to plans for widening the Ostrich Farm Motor Road, Smith finally deeded a strip of land to the city and Sunset Boulevard was born. The steep cliffs of Block 28 remain today and are referred to as "The Cut." They represent a new era of city expansion into the Northwest Hills where Silver Lake and Los Feliz would soon be on the map.

G. H. Smith partnered with Albert M. Stephens and Moye W. Stephens to subdivide Block 28 and create the Rowland Heights tract in 1906. Albert was a Judge in Los Angeles County Court and was a founding member of both the Los Angeles Bar Association and Los Angeles Law Library. The Stephens Family partnered with William R. Rowland, the son of a wealthy pioneer from Rancho La Puente, to form the Stephens Investment Company. They built six speculative homes in rapid succession on this tract in 1910 and 1911. The house at 1109 Coronado Street, then called Hubbard Street, was the first of these houses; it overlooks Sunset Boulevard on the southwest corner of the street. Given its location near two electric streetcar lines on Silver Lake and Sunset Boulevards, Rowland Heights was an ideal location for those who desired a more suburban atmosphere while remaining within a reasonable commuting distance to business and employment centers in Downtown Los Angeles

There have been several permits issued since the original permit to build in 1910. In 1913 the porch was added and some interior doors were changed. In 1914, the owners six gas outlets. Two permits were issued in 1981 for a retaining wall and a kitchen and bath remodel. In 1982 a bedroom was added and in 1997 a new roof was installed. The interior of the home contains little historic integrity.

These arroyo stone walls have been identified by Survey LA as part of the Coronado Terrace Planning District:

"The Coronado Terrace Planning District is significant as a rare and largely-intact concentration of arroyo stone retaining walls and tract features. The repeated use of arroyo stone produces a uniform streetscape and distinctive sense of place that distinguishes the district from residential developments nearby. The period of significance has been identified as 1906 to 1926, which encompasses the period in which the tract was subdivided and developed. Although it cannot be precisely determined when the arroyo stone retaining walls and associated tract features were installed, said resources appear to be associated with the early development of the tract.

The use of arroyo stone in Coronado Terrace also corresponds to the proliferation of Craftsman architecture in Southern California in the early twentieth century, which placed great emphasis on the incorporation of natural materials that were derived from local sources."¹

Located on the upper hillside overlooking Sunset Blvd. and as the gateway property to Coronado Terrace, the house at 1109 Coronado Terrace embodies an example of early real estate development practices in the northwest area of central Los Angeles, now part of Silver Lake. The repeated use of arroyo stone throughout the property and surrounding streets provides the district with a sense of distinctive unity and cohesion, which were created by the builders as a natural feature to transform this section of Rowland Heights into a desirable place to live.

DISCUSSION

The 1109 N. Coronado Terrace House property successfully meets one of the specified Historic-Cultural Monument criteria: 1) reflects "the broad cultural, economic or social history of the nation, State or community." As a property associated with the history of the Ostrich Farm Motor Road and the creation of Sunset Boulevard, and with its arroyo stone features that defined the original development of the Rowland Heights Tract, this parcel .

¹ SurveyLA, Silver Lake-Echo Park-Elysian Valley Community Plan Area, Historic Districts Report. 2013

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *"consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment."*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *"consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."*

The designation of the 1109 N. Coronado Terrace House property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

BACKGROUND

On September 24th, 2014 the City Council initiated a motion to take the property under consideration. On November 6th, Commissioners Barron and Irvine inspected the site with Lambert Giessinger of the Office of Historic Resources (OHR) staff. Separately, Commissioner Milofsky inspected the site. And later the same day, November 6th, 2014, Commissioners Scrafano and Kennard inspected the site with Nels Youngborg of the OHR staff. At the Final Determination hearing on November 20th, 2014, the Owners requested a continuance of the item until the next Cultural Heritage Commission meeting in order to conduct further research into the historical significance of the property. The continuance was granted by the Commission and rescheduled for a Final Determination hearing on December 4th, 2014.

CITY OF LOS ANGELES
 Office of Historic Resources/Cultural Heritage Commission
**HISTORIC-CULTURAL MONUMENT
 NOMINATION FORM**



1. PROPERTY IDENTIFICATION

| | | | |
|--|---|---|------------------------------|
| Proposed Monument Name: 1109 Coronado Terrace House | | Select source of proposed name <input checked="" type="radio"/> | |
| Other Associated Names: W.R. Rowland, Albert M. Stephens, Moye W. Stephens | | | |
| Street Address: 1109 Coronado Terrace (formerly Hubbard St) | | Zip: 90026 | Council District: 13 |
| Range of Addresses on Property: N/A | | Community Name: Silver Lake, Echo Pa | |
| Assessor Parcel Number: 5402017015 | Tract: Rowland Heights | Block: None | Lot: 107 |
| Identification cont'd: Coronado Terrace Planning District (per Survey LA) | | | |
| Proposed Monument Property Type: | <input checked="" type="radio"/> Building | <input type="radio"/> Structure | <input type="radio"/> Object |
| | <input type="radio"/> Site/Open Space | <input type="radio"/> Natural Feature | |
| Describe any additional resources located on the property to be included in the nomination, here: Arroyo Stone Walls and porc | | | |

2. CONSTRUCTION HISTORY & CURRENT STATUS

| | | | |
|--|--|---|--|
| Year built: 1910 | <input checked="" type="radio"/> Factual | <input type="radio"/> Estimated | Threatened? <input type="radio"/> Private Development <input checked="" type="radio"/> |
| Architect/Designer: | Contractor: Stephens Investment Company | | |
| Original Use: SFR | Present Use: SFR | | |
| Is the Proposed Monument on its Original Site? | <input checked="" type="radio"/> Yes | <input type="radio"/> No (explain in section 7) | <input type="radio"/> Unknown (explain in section 7) |

3. STYLE & MATERIALS

| Architectural Style: Select from menu or type style directly into box | | Stories: <input type="radio"/> | Plan Shape: Select |
|--|---|--------------------------------|----------------------------------|
| FEATURE | PRIMARY | SECONDARY | |
| CONSTRUCTION | Type: Wood <input checked="" type="radio"/> | Type: Select | <input checked="" type="radio"/> |
| CLADDING | Material: Wood clapboards <input checked="" type="radio"/> | Material: Select | <input checked="" type="radio"/> |
| | Type: Select <input checked="" type="radio"/> | Type: Select | <input checked="" type="radio"/> |
| ROOF | Material: Rolled asphalt <input checked="" type="radio"/> | Material: Select | <input checked="" type="radio"/> |
| | Type: Double-hung <input checked="" type="radio"/> | Type: Select | <input checked="" type="radio"/> |
| WINDOWS | Material: Wood <input checked="" type="radio"/> | Material: Select | <input checked="" type="radio"/> |
| | Style: Recessed <input checked="" type="radio"/> | Style: Select | <input checked="" type="radio"/> |
| DOOR | Type: Select <input checked="" type="radio"/> | Type: Select | <input checked="" type="radio"/> |

CITY OF LOS ANGELES
 Office of Historic Resources/Cultural Heritage Commission
**HISTORIC-CULTURAL MONUMENT
 NOMINATION FORM**



4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

| | |
|----------|------------------------|
| Jul 1913 | Porch, interior doors |
| Dec 1914 | install gas outlets |
| Feb 1981 | Retaining Wall |
| Apr 1981 | Kitchen & Bath remodel |
| Mar 1982 | Bedroom addition |
| Oct 1997 | Roof |
| | |
| | |

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

| | |
|--|---|
| Listed in the National Register of Historic Places | |
| Listed in the California Register of Historical Resources | |
| Formally determined eligible for the National and/or California Registers | |
| Located in an Historic Preservation Overlay Zone (HPOZ) | Contributing feature Non-contributing feature |
| <input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s) | Survey Name(s): Survey LA (Arroyo Stone Walls) |
| Other historical or cultural resource designations: | |

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Reflects the broad cultural, economic, or social history of the nation, state, or community |
| | Is identified with historic personages or with important events in the main currents of national, state, or local history |
| | Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction |
| | A notable work of a master builder, designer, or architect whose individual genius influenced his or her age |



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

| | | | |
|---------------------------------------|----------------------------|-----------------------------|-----------|
| Name: Carol Cetrone | | Company: | |
| Street Address: 1140 Coronado Terrace | | City: LA | State: CA |
| Zip: 90026 | Phone Number: 323-669-8619 | Email: perpetua33@gmail.com | |

Property Owner

Is the owner in support of the nomination? Yes No Unknown

| | | | |
|---|----------------------------|----------------------------------|-----------|
| Name: James Marino | | Company: Marino Investments | |
| Street Address: 3636 Birch Street Suite 200 | | City: Newport Beach | State: CA |
| Zip: 92660 | Phone Number: 949-975-0242 | Email: jim@marinoinvestments.com | |

Nomination Preparer/Applicant's Representative

| | | | |
|-----------------|---------------|----------|--------|
| Name: | | Company: | |
| Street Address: | | City: | State: |
| Zip: | Phone Number: | Email: | |

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. Nomination Form | 5. Copies of Primary/Secondary Documentation |
| 2. Written Statements A and B | 6. Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. Bibliography | 7. Additional, Contemporary Photos |
| 4. Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. Historical Photos |
| | 9. Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org

7A Proposed Monument Description: 1109 Coronado Terrace

1109 Coronado Terrace is a 1910 Craftsman single family home. It has large carved wooden gables and an arroyo stone porch and pillar. There are outward facing river-rock retaining walls surrounding the property and an arroyo stone pillar marking the southeast corner of Sunset and Coronado Terrace. The arroyo stone walls continue down the hill on the northwest side of Sunset, to the north in front of each property on both sides of Coronado Terrace, and along some properties of Coronado Street. These arroyo stone walls have been identified and designated a point of interest by Survey LA and the area has been defined as the Coronado Terrace Planning District. This residential district occupies a steeply graded slope and contains a mix of single family and multi-family residences, most of which were constructed in the early twentieth century.

The house has 2 gabled roofs and a basement. It is of cement foundation and wood construction and is clad in two inch redwood siding. The roof is asphalt shingle. The facade has decorative wooden roof rafters and multi-paned double hung wood windows. There is a small wood porch overhang on the south side of the house with ornate details intact. There is no garage or off street parking for the property. There are two stairway entrances to the house, one on Sunset and the other on Coronado Terrace. Both stairways are framed with the arroyo stone walls.

There have been several permits issued since the original permit to build in 1910. In 1913 the porch was added and some interior doors were changed. In 1914 they installed six gas outlets. Two permits were issued in 1981 for a retaining wall and a kitchen and bath remodel. In 1982 a bedroom was added and in 1997 a new roof was installed. This home is on the upper hillside overlooking Sunset Blvd. and is the gateway property to Coronado Terrace. The repeated use of arroyo stone throughout the property and surrounding streets provides the district with a sense of aesthetic unity and cohesion.

The house sits above "The Cut", a stretch of Sunset Blvd that has been known to be unstable because of the steep, un-reinforced sandstone cliffs which were excavated in the late 1880's. Coronado Terrace is in the Rowland Heights tract on the eastern border of Silver Lake.

The house is in danger of being torn down and developed as a small lot subdivision with modern architecture proposed.

The house at 1109 Coronado Terrace, built in 1910 on what was previously called Hubbard Street, embodies an example of early real estate development practices in the northwest area of central Los Angeles, now part of Silver Lake. The property, and the entire neighborhood, is lined with outward facing arroyo stone retaining walls which were created by the builders as a natural feature to transform this section of Rowland Heights into a desirable place to live. This home sits directly above "The Cut" which has an interesting story from early Los Angeles history:

In the 1880's the land was designated as "Block 28" and was owned by George Hugh Smith, a prominent Lawyer, Judge and former Colonel of the Confederate Army. In 1885 the Ostrich Farm Railroad Company was founded to carry visitors from downtown L.A. through the countryside to Col. Griffith J. Griffith's Ostrich Farm on his Los Feliz Rancho, now Griffith Park. The company contracted E. C. Burlingame to blast a path through the sandstone hills of Block 28, making way for the steam motor railroad. Burlingame was found to be cavalier, unprincipled and dangerous in his methods. He ignored established grading principles and the job resulted in a lawsuit. In 1893 Smith was awarded a \$6,000 settlement for damage done to his land. In 1902, after much resistance to plans for widening the Ostrich Farm Motor Road, Smith finally deeded a strip of land to the city and Sunset Boulevard was born. The steep cliffs of Block 28 remain today and are referred to as "The Cut." They represent a new era of city expansion into the Northwest Hills where Silver Lake and Los Feliz would soon be on the map.

G. H. Smith partnered with Albert M. Stephens and Moye W. Stephens to subdivide Block 28 and create the Rowland Heights tract in 1906. Albert was a Judge in Los Angeles County Court and was a founding member of both the Los Angeles Bar Association and Los Angeles Law Library. His sons Moye and Raymond were real estate lawyers. The Stephens Family partnered with William R. Rowland, the son of a wealthy pioneer from Rancho La Puente, to form the Stephens Investment Company. They built six speculative homes in rapid succession on this tract in 1910 and 1911. The house at 1109 Hubbard Street was the first of these houses, it overlooks Sunset Boulevard on the southwest corner of the street. Perhaps because of "The Cut" and its steep hills, these parcels were selling more slowly than those in their nearby Palmer Tract. The builders added extra curb appeal with arroyo stone walls, porches and chimneys, making it a more attractive and marketable district for potential homebuyers. We can thank these early entrepreneurs for the distinctive features which have remained largely intact for over one hundred years.

Coronado Terrace is a hillside street with restricted access. There is limited parking because many houses do not have driveways or garages. Today, because of its location above Sunset Boulevard, the zoning for 1109 Coronado Terrace is R-3, a higher density. The home is the cornerstone and entryway to this unique residential block and is in danger of being demolished and replaced by a modern, small-lot subdivision that will diminish the cohesive look of the entire neighborhood.