

Carol Cetrone
1140 Coronado Terrace
Los Angeles, CA 90026

Jan 27, 2015

Re: Council File #14-0582 ✓

Honorable Councilmembers of the PLUM Committee,

The house at 1109 Coronado Terrace was built, along with five other houses, in 1910 as one of the first homes to stand on this narrow hillside street near two electric streetcar lines on Silver Lake and Sunset Boulevards. The Rowland Heights tract had just been subdivided, and the builders added extra curb appeal with arroyo stone retaining walls, porches and chimneys. These early entrepreneurs created these distinctive features which are largely intact today after one hundred years. According to Survey LA, the 'Coronado Terrace Planning District' has been identified as:

"an area which warrants special consideration in the local planning process as a rare and largely intact concentration of arroyo stone retaining walls and tract features."

Here are some other observations from Survey LA:

"The application of arroyo stone throughout the district provides the residential tract with a sense of aesthetic unity and cohesion that distinguishes the district from residential developments nearby. It appears the arroyo stone walls and tract features are associated with the early development of the tract. The period of significance has been identified as 1906 to 1926, when the Rowland Heights tract was first subdivided and developed. Given its location near two electric streetcar lines on Silver Lake and Sunset Boulevards, this was an ideal location for those who desired a more suburban atmosphere while remaining within commuting distance to business centers in Downtown Los Angeles."

This house is significant in that it is the cornerstone and gateway to this unique residential block. The arroyo stone wall wraps around the corner yard which generously envelops this gracious and elegant home. The house features arroyo stone elements and other original classic Craftsman touches. It represents the form and fabric of the entire Coronado Terrace Planning District, as these homes are related and connected by their original features and their role in the history of Los Angeles. We are here because we truly believe this house has historic value and is a perfect candidate for restoration. We feel that it is tied to the early history of Sunset Boulevard and the beginnings of Silver Lake as a neighborhood, that it is related and connected to the adjacent homes, and that it informed and established precedent for the subsequent development of the Coronado Terrace Planning District as identified by Survey LA.

We neighbors of Coronado Terrace would like to continue the diligent and extensive work that Survey LA began, by obtaining special consideration for the entire Coronado Terrace Planning District and historic status for this home. We believe this will preserve something of intrinsic value to the city of Los Angeles, and we hope this would be an example of how we can illuminate and honor our past in accordance with the city-wide vision of Survey LA.

The house was designated historic by the Cultural Heritage Commission on December 4th of last year, in response to the application that was initiated and fully supported by Mitch O'Farrell and his CD 13 staff. We are hoping you will vote "Yes" in agreement with these efforts today.

We thank you for this opportunity,
Sincerely,
Carol Cetrone
Coronado Terrace Neighbors Association

January 27, 2015

Los Angeles City Council Planning & Land Use Committee (PLUM)

Council Member Jose Huizar, Chair

Please include in the
Administrative Record

Council Member Gilbert A. Cedillo

Council Member Mitchell Englander

RE: Council File #14-0582, Support for the Historic Designation of 1109 Coronado Terrace

Honorable Council Members of the PLUM Committee,

The Hyperion Avenue Neighbor Association is writing to express its formal support for the historic designation of the 1910 Craftsman home located at 1109 Coronado Terrace in Silver Lake. Having walked the home at the same as the Cultural Heritage Commission, it was easy to see why the home would be an excellent candidate for historic designation. It forms the cornerstone of the entire historic neighborhood with its arroyo stone retaining walls and arroyo stone pillars, marking the southeast corner of Sunset Blvd and Coronado Terrace. The arroyo stone features and retaining walls are found throughout the Rowland Heights tract and set the tone for this historic neighborhood. This home could easily be brought back to its former glory and would be an excellent starting point for designating the entire neighborhood as a Historic Preservation Overlay Zone. Please help preserve the history of Silver Lake and support the findings of the Cultural Heritage Commission of 1109 Coronado Terrace as a Historic-Cultural Monument.

Sincerely,
Hyperion Avenue Neighbor Association

Richard Courtney
1001 Everett Street
Los Angeles, CA 90026

January 26, 2015

PLUM Committee
200 N Spring Street
Hearing Room 350
Los Angeles, CA

Re: Council File # 14-0582

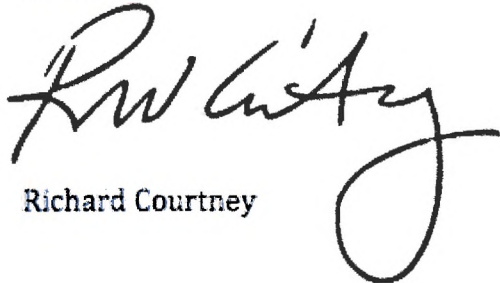
Dear PLUM Committee Members,

I am writing you in concern of the property 1109 Coronado Terrace. This is just one of many properties in this neighborhood that add historical significance and value to the area. Singly this may look like a run-down home that needs repair but collectively with the street it is a cornerstone of history. It sits on the corner lot with an Arroyo Stone wall. Destroying this would visually affect two streets and substantially degrade the integrity of the neighborhood.

I am a huge proponent of keeping the neighborhood beautiful and continue rehabilitation, so I would encourage the developer to restore this great structure, retaining the walls and everything about it that are over a century old. In effect, this would set a standard and continue to create a wonderful place to raise families and increase the value of history that Echo Park/Silver Lake area have been known to preserve.

I encourage you to confirm the landmark status and preserve the history of Los Angeles.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Courtney". The signature is fluid and cursive, with a large loop at the end of the last name.

Richard Courtney

Jan 27, 2015

Re: Council File #14-0582

Dear Plum Committee,

I write to you in support of designating 1109 Coronado Terrace as a historic cultural monument.

There is a "sense of place" on this particular street which will be destroyed if this house is demolished. Houses like this are worthy of designation as they show the history of our city which is what the cultural monument designations should be for- to protect the cultural fabric of our city

Up until now, this street has attracted like minded owners who are lovingly restoring these early 20th century homes.

I hope you have all had a chance to do a site visit as once you see the house, its relationship to the other houses on the street, and how it is situated in view of Sunset Blvd. you will understand how important this designation is.

Many Thanks,

christine kantner
3924 w. sunset blvd.
los angeles, CA 90029

Ann-Marie Holman
1355 Elysian Park Drive
Los Angeles, CA 90026
(213) 268-2761

diamondbackannie@gmail.com

RE:

**Council File # 14-0582
1109 CORONADO TERRACE HOUSE
CHC-2014-3924-HCM (CD 13)
PLUM agenda item #1 for January 27, 2015**

TO:

Councilmember.Huizar@lacity.org

Councilmember.Cedillo@lacity.org

Councilmember.Englander@lacity.org

**SUPPORT FOR CD13 REQUESTED HISTORIC DESIGNATION
1109 N. CORONADO TERRACE 90026**

January 27, 2015

To the esteemed members of the Planning and Land Use Management Committee:

My name is Ann-Marie Holman. I am a boardmember of the Greater Echo Park Elysian Neighborhood Council, but I'm writing this letter as a private individual who supports the efforts of City Council District 13 to have the Craftsman home located at 1109 N Coronado Terrace 90026 declared a City Historic-Cultural Monument.

The retaining wall and porch of this home are an excellent example of the arroyo stone features that set the Coronado Terrace District apart from its neighbors, and these stone features contribute significantly to the beauty of the streetscape in that section of Silver Lake. Of the homes in the Coronado Terrace District, this particular home is an excellent candidate for historic designation, as it is situated at the gateway of that district, so that it demarcates the transition from busy Sunset Boulevard to this historic residential neighborhood.

Please support the conferral of Historic-Cultural Monument status to 1109 N Coronado Terrace so that the growth we currently enjoy in this neighborhood can take place in a way that respects and celebrates the history of our area.

Respectfully,,



Ann-Marie Holman

1/27/2015

Re: Council Case File # 14-0582

To the members of the PLUM Committee,

I moved to Coronado Terrace in late 2013 and fell in love with the old homes and river rock walls on our street. In renovating my home since my purchase, I have sought to keep my home within the historical character of the neighborhood and have preserved the river rock detailings throughout my property--even recreating the walls with preserved river rock when they needed repair. It is such a special and historical place in the city. 1109 Coronado Terrace perches right on top of the street, visible throughout our neighborhood--and is surrounded by the lovely river rock walls on two sides. It deserves historical designation and is worth preservation.

Best Regards,
Leila Sayegh (Alvarez)
1149 Coronado Terrace
Los Angeles, CA 90026

Anna Soydova and Peter Sawyer
2411 W Sunset Blvd, Los Angeles, CA 90026
571-235-4857

January 26, 2015

To: Council Members regarding Council File #14-0582

Dear PLUM Committee members,

My husband and I purchased a house that sits next to 1109 Coronado Terrace. We fell in love with this neighborhood because of all of the unique 100 year old houses and the wonderful arroyo stone wall that wraps around them. 1109 Coronado Terrace has a significant amount of the arroyo stone wall both on the Sunset Blvd and Coronado Terrace sides and is a very important corner stone of this entire neighborhood. Although it was neglected over a period of years, one can still make out the wonderful and unique architectural elements such as a very ornate secondary entrance that is directly adjacent to the path leading down to the Sunset Blvd. I urge you to preserve 1109 Coronado Terrace as it is paramount to preserving continuity of architectural elements in this neighborhood and demonstrating the range of middle class homes at that time.

Sincerely,

Anna Soydova and Peter Sawyer.

Los Angeles, January 25, 2015

To the Council Members of the PLUM Committee,

My husband and I moved to Coronado Terrace almost 14 years ago. We fell in love with the quietness and the character of this street. We really valued these things in our search of a house to settle in and start our family.

We appreciate architecture and the aesthetics of these 100 year old houses that lay on our street. Please, help us preserve our street and neighborhood the way it was conceived. We love our street and it would be devastating seeing it change drastically, with no care whatsoever for the historic value not only of Coronado Terrace but Silver Lake as a neighborhood.

Thank you

Sincerely,

Viviana and Gaston Langer

1145 Coronado Terrace

Council File #14-0582

Amber Cannon
2528 Reservoir Street
Los Angeles, CA 90026
(213) 484-2722

January 25, 2015

To: Council Members regarding Council File #14-0582,

I live down the street from 1109 Coronado Terrace and I am a neighbor in favor of Responsible Development in Silver Lake. 1109 Coronado Terrace has historical significance and is a very visible property in the neighborhood--it is perched on top of a hill and I can see it from my living room window. This property deserves historic landmark designation, in my view, because of the unique rock retaining walls and because of its visibility in the neighborhood. Preserving this property preserves the visual historic continuity of the neighborhood.

Thank you for your time in this matter.

Respectfully,

Amber Cannon

Sent: Monday, January 26, 2015 5:27 PM

Re: Council Case # 14-0582

Subject: Support Historic Designation of 1109 N. Coronado Terrace

Dear PLUM Committee,

I am very excited to hear that this property is up for historic designation. This street has an unbroken stretch of river rock retaining wall along the entire block and it is rare to find such an extensive example of this in Los Angeles. Each and every property on that block is an important contributing resource for this historic asset. The river rock wall itself is quite soothing and I frequently walk my dogs past it so I can enjoy a bit of reprieve from the normal hustle and bustle of modern living and be reminded of a simpler time when life was not quite so chaotic. I would be thrilled if this entire block could be preserved as it is a peaceful oasis high on the bluffs above Sunset Blvd, but getting this one property designated would be an excellent start.

Sincerely,

Georgene Smith
930 N. Benton Way
Los Angeles, CA 90026