HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

ĮD	ENTIFICATION							
1.	NAME OF PROPOSE	D MONUMENT	Frank C. Hill House					
2.	STREET ADDRESS		201 S. Coronado St.					
	CITY	Los Angeles	ZIP CODI	90057	COUN	CIL DISTRICT	13	
3.	ASSESSOR'S PARCEL	NO		515502500	8			
4.	COMPLETE LEGAL D	DESCRIPTION: TRACT TR 9	1					
	BLOCK	None	LOT(S) N.E. Lot 34 and all Lot 35 ARB. NO.					
5.	RANGE OF ADDRES	SES ON PROPERTY		201 S. C	Coronado S	St.		
6.	PRESENT OWNER		Marjorie Romer					
	STREET ADDRESS	201 S. Corona	do St.	E-MAIL A	DDRESS:			
	CITY	Los Angeles	_STATE _CA_	_ ZIP CODE	90057	PHONE (213)	387-1730	
	OWNERSHIP: PRIVA	ATE X	P	UBLIC				
7.	PRESENT USE	private residence	OR	iginal use _		private residend	ce	
Di	ESCRIPTION							
	ARCHITECTURAL ST	YLE		Craftsman				
	(SEE STYLE GUIDE)							
9.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)							
	See attached		······································					
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HISTORIC-CULTURAL MONUMENT APPLICATION

	NAME OF PROPOSED MONUMENT Frank C. Hill House						
10.	CONSTRUCTION DATE: FACTUAL: FACTUAL: ESTIMATED:						
11.	ARCHITECT, DESIGNER, OR ENGINEER Albert R. Walker and John T. Vawter						
12.	CONTRACTOR OR OTHER BUILDER Frank Hill						
13.	DATES OF ENCLOSED PHOTOGRAPHS April 2009 (1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)						
14.	CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE						
15.	ALTERATIONS Clinker brick chimney in living room and retaining wall on the north side of the property were rebuilt						
	with original materials to repair quake damage. The bathroom has been remodeled with new tub and cabinets;						
	The dressing room of the master bedroom was converted to a walk-in closet and the doors leading to garden						
	were removed. Part of kitchen wall was removed and new sinks and countertops installed.						
16.	THREATS TO SITE: INONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT						
17	IS THE STRUCTURE: On its original site MOVED UNKNOWN						
/							
SI	GNIFICANCE						
18.	BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED						
	WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)						
	See attached						
19.	SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)						
	See attached						
,							
20.	DATE FORM PREPARED 05/07/2009 PREPARER'S NAME Jesus Sanchez						
	DRGANIZATION Echo Park Historical Society STREET ADDRESS P.O. Box 26946						
	CITY Los Angeles STATE CA ZIP CODE 90026 PHONE (323) 860-8874						
	E-MAIL ADDRESS: ephs@HistoricEchoPark.org						

9. HCM Physical Description

201 S. Coronado Street/The Frank C.Hill House

The Hill House is a 1,860-square-foot, split-level, L-shaped Craftsman-style bungalow situated on a sloping corner lot. The exterior walls are clad primarily in long, redwood shakes while horizontal bands of clinker brick wrap along the foundation and corner piers. A low-pitched roof features upswept gable ends, notched rafter tails and fascia boards that flare out at the tips, hinting at a Japanese-style influence. The curve found on the flared rafter tips are echoed in some of the window muntins and other woodwork in the home. On the front of the house, a small pergola, composed of rounded timbers and mortise-and tenon construction, rests on a base of clinker brick. The pergola shelters the front door and side window that contain original stained glass panes decorated with a floral motif. The north side of the home includes a chimney that was rebuilt following the 1994 Northridge earthquake using the original clinker brick; a raised terrace and a garage entrance. The west side features two large flower boxes with mortise and tenon construction. On the south side of the house, a symbol composed of the letters "V" and "W" is carved into one of the wall shingles. These are the initials of the last names of Albert R. Walker and John T. Vawter, the architects of the Hill House.

Inside, the main living areas - composed of a living and dining room, two bedrooms, sewing room, kitchen, den and bath -- are located on a single floor and connected by a central hall that runs nearly the entire length of the home. A small entrance hall, - which is flanked on either side by wood panels, posts and shelving featuring pegged joinery - separates spacious living and dining rooms. Original wall paneling, believed to be Port Orford Cedar, and half-sawn, yellow oak floors can be found in the living and dining rooms, which also include exposed ceiling beams and woodwork, original built-in cabinets, window seats, wood and metal light fixtures, furnace vent covers, curtain rods and sliding wood window screens. The dining room includes built-in China cabinets with stained glass doors that continue the floral motif found on the front door. The living room is dominated by a large fireplace that was rebuilt following the 1994 Northridge earthquake with the original copper and steel hood. Above the fireplace hood a sculptural relief by artist John Stanbough depicts a man playing a pipe against a rural hillside. A pair of French doors opens from the living room on to an outdoor terrace, which is also accessible from a den and two bedrooms. The den features an inglenook with a brick fireplace, built-in bookcases with stained glass doors and a cushioned window seat.

Wood paneling in the central hallway is screwed in place. Fresh air is drawn into the corridor through an opening into an adjacent closet with a window opening to the outside. A narrow stairway leads down to a laundry room, half-bath, workshop and an attached garage built into the hillside and located under the master bedroom.

The Frank C. Hill house is a well preserved Craftsman-style bungalow reflective of Los Angeles residential development in the early 20th Century. The design by John T. Vawter and Albert R. Walker displays the distinguishing characteristics of Craftsman architecture that makes it valuable for the study of the style and method of construction. The Craftsman style, with its functional and flowing living spaces featuring natural wood finishes and materials, was embraced by residential builders across Los Angeles between about 1900 and the end of World War I. The elements of Craftsman style could be found in grand mansions custom built and designed for wealthy patrons as well as in tiny rental cottages grouped in modest bungalow courts. Unlike mass produced bungalows based on plan-books or standardized plans, the Hill House, located in the Rampart District west of downtown Los Angeles, was of a unique design created and built with its owners and site specifically in mind. A well executed design and high levels of craftsmanship usually found in much more imposing residences have won the Hill house recognition in a wide variety of publications ranging from A Guide to Architecture in Southern California to California Design 1910, a 1974 exhibition catalog (reprinted as a book in 1980) that helped revive interest in the American Arts and Craftsman movement in California. The Hill House was praised by none other than Craftsman master Charles Sumner Greene in the December 1915 issue of The Architect:

"The selection of materials is excellent. The harmony of split shakes and rough bricks is not to be questioned. The carefully rounded timbers and well proportioned piers and buttresses combine the feelings of elegance, with adequate sense of support. The break in the wall harmonizes beautifully with the simple roof lines. The whole design is well fitted to the location. It is restful and convincing. When the plant growth is more mature, this may be expected to be a very beautiful bungalow."

The bungalow, built for Los Angeles attorney and businessman Frank C. Hill and his family, was one of first projects undertaken by a partnership of architects Albert R. Walker and John T. Vawter. Their approximately six-year-long partnership resulted in the construction of numerous commercial structures and churches, notably the Bible Institute of Los Angeles (1915, demolished). It was while working with Vawter that Walker gained an appreciation for the Beaux Arts style that would define his later work. After the two architects parted ways, Walker later teamed up with Percy A. Eisen to create such landmarks as the Fine Arts Building (1924, HCM #125) and The Oviatt Building (1928, HCM #195) as well as the Beverly Wilshire Hotel (1928) in Beverly Hills. Vawter, meanwhile, spent much of his remaining career applying his expertise in reinforced concrete construction on a wide variety of projects, ranging from schools and hotels to flood control channels and concrete-hulled boats. Vawter and Walker's collaboration on the Hill House resulted in a modest but impressive interpretation of the Craftsman ideals well suited for a middle class family living in Los Angeles at the turn of the 20th Century.

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Timothy Andersen, Eudorah M. Moore, Robert W. Winter. *California Design 1910.* Perigrine Smith Books. 1980. *

Kevin Starr. Material Dreams: Southern California through the 1920s. page 212. Oxford University Press. 1990

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American Architects Directory, on John T. Vawter (A.I.A Emeritus), Page 575 *

John Vawter, John Terrell Vawter: Southern California Architect, Structural Engineer and Artist, a timeline of Vawter's career and life researched by family members

Pacific Coast Builder Database https://digital.lib.washington.edu/architect/architects/485/

Handsome Residence Now Building for Attorney Frank C. Hill. Los Angeles Times, August 21, 1910. Page V20 *

Los Angeles Builder & Contractor, May 26, 1910 *

Los Angeles Builder & Contractor, November 11, 1910 *

Department of Buildings, Application for Erection of Frame Buildings Class, June 16, 1910 st

City of Los Angeles Department of Building and Safety, Building Permits *

City of Los Angeles Department of City Planning, Parcel Profile Report *

County of Los Angeles, Tax Assessor Records*

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PLANS and SPECIFICATIONS and other state must also be filed:

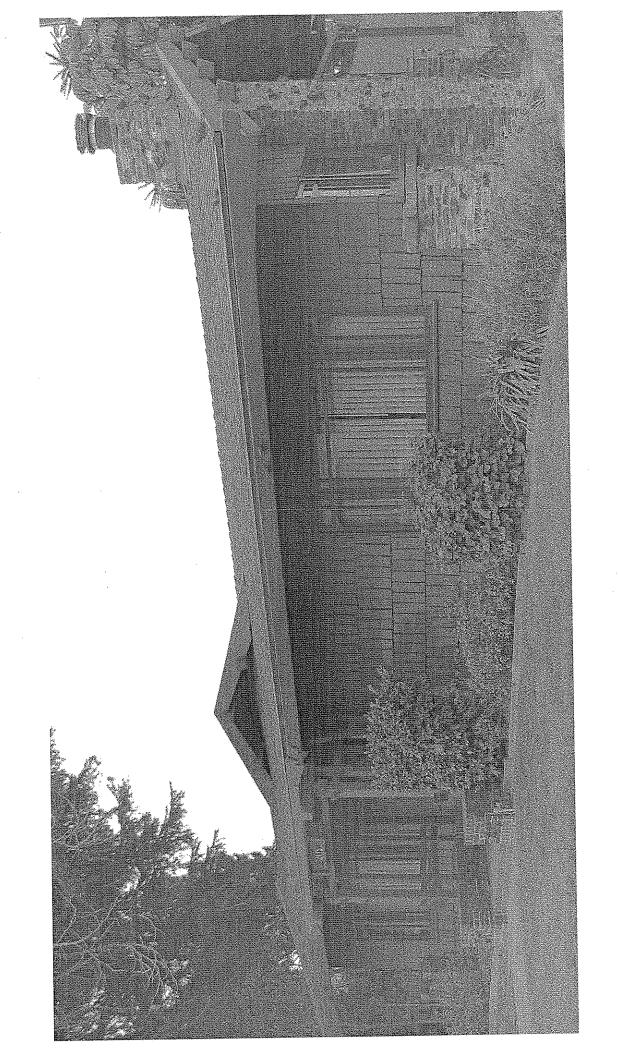
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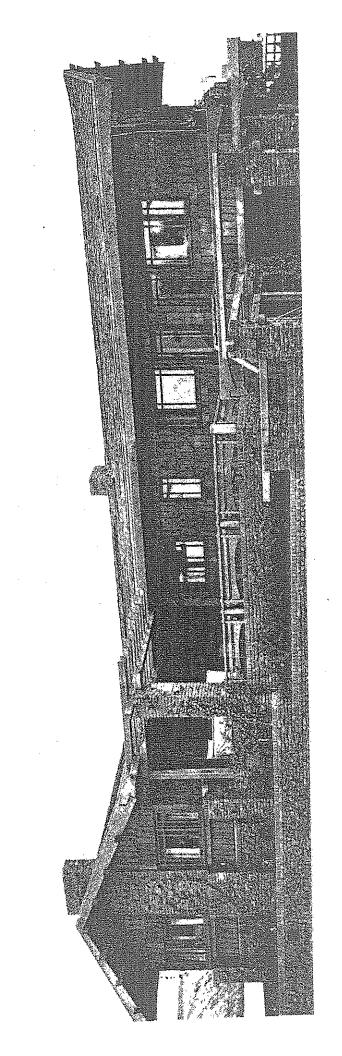
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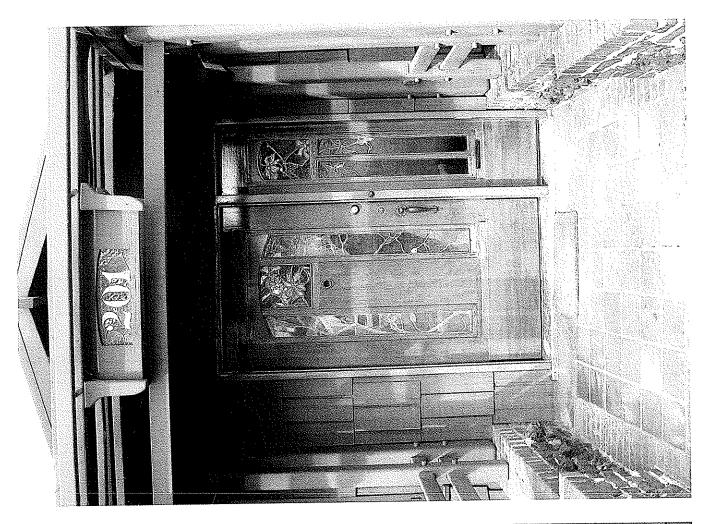
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14. GIVE d	epth of FOUNDATIO	'N below the surface of gro	nnd des 7	· z minim · pj. papa gravatni anjanjani pp.
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17. NUMB	R and KIND of this	mey Tree /3	RNumber of flu	res
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Frank C. Hill House April 2009 Photo by Jesus Sanchez



