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March 26, 2008

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

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2007-5437-HCM**
ROLAND E. HILL HOUSE
3268 NORTH BENNET DRIVE

At the Cultural Heritage Commission meeting of January 24, 2008, the Commission moved to include the above property in the list of Historic-Cultural Monuments, 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 Dake
Seconded: Commissioner Louie
Ayes: Commissioner Barron
Absent: Commissioners Lehrer, Scott
Vote: 3 - 0


Lourdes Sanchez, Commission Executive Assistant I
Cultural Heritage Commission

LES:dj

Attachment: Staff Report with Findings

**PLANNING & LAND
USE MANAGEMENT**

c: Councilmember Tom LaBonge, Fourth District
William deVry Simard, Applicant/Owner
Ann Marie Brooks, Owner's Representative

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION**CASE NO.: CHC-2007-5437-HCM**

HEARING DATE: January 24, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1060
200 N. Spring Street
Los Angeles, CA
90012

Location: 3268 N. Bennett Drive
Council District: 4
Community Plan Area: Sherman Oaks-Studio
City-Toluca Lake-Cahuenga Pass
Area Planning Commission: South Valley
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 20 of TR 5928

PROJECT: Historic-Cultural Monument Application for the
ROLAND E. HILL HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** William deVry Simard
3268 Bennett Drive
Los Angeles, CA 90068

**OWNER'S
REPRESENTATIVE:** Ann Marie Brooks
1109 Fourth Avenue
Los Angeles, CA 90019

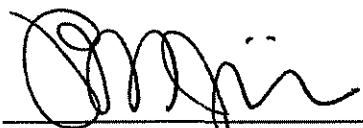
RECOMMENDATION**That the Cultural Heritage Commission:**

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 report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: November 4, 2007 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of French Eclectic-Storybook style residential architecture.
2. The building is identified with a historic personage, that of Roland E. Hill, a major contributor to the development of special effects in the film industry.

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

Built in 1926, this two-story irregular-shaped residential building exhibits character-defining features of French Eclectic-Storybook style. It has a steeply pitched side gabled roof with composition shingles and rounded vents. The exterior is clad in smooth stucco with decorative false smooth stone quoins and blocks. Windows are fixed, single and paired casement with one large rounded window and a gabled dormer window with lancet arching. The entrance is a projecting entryway with pediment, quoining, entry bas relief crest, and vertical plank door with single pane stained glass window and decorative hardware. The north elevation, which reads as a three-story building, contains a rounded turret capped by a conical roof. Balconettes and a long balcony with lancet-form wrought-iron are attached to some French-door openings. A detached guest house with two-door garage and pool is located adjacent to the subject building. Significant interiors include arched entryways, fireplaces, vaulted and trussed ceilings, beamed ceilings, stained-glass windows, circular staircases, cabinetry, and magnesite floor and steps.

The proposed Roland E. Hill House historic monument was designed by its original owner, architect Roland E. Hill. Besides designing residential buildings, Hill worked as a set designer and art director for the film industry, designing sets for Warner Brothers on such films as "Queen Kelly," "The Jazz Singer," "Captain Blood," "Action in the North Atlantic," and "Captain Horatio Hornblower." Considered a specialist in French medieval architecture as well as ships, Hill worked with Walt Disney Productions in the 1950s on such films as "20,000 Leagues under the Sea." Hill also designed attractions for Disneyland in Anaheim, CA, designing the iconic Sleeping Beauty Castle, the centerpiece of the theme park.

Alterations include the addition of balcony railings and roofing material as well as a redesign of the guest house and garage following a 1993 fire.

DISCUSSION

The Roland E. Hill Residence successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embod[ies] the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) reflects "is associated with a with a master builder, designer, or architect." As a residential building designed in the French-Eclectic Storybook style and built by Roland E. Hill, the property clearly qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of November 29, 2007, the Cultural Heritage Commission voted to take the application under consideration. On January 10, 2008, the Cultural Heritage Commission toured the subject property.