

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT Frank C. Hill House
2. STREET ADDRESS 201 S. Coronado St.  
CITY Los Angeles ZIP CODE 90057 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5155025008
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 91  
BLOCK None LOT(S) N.E. Lot 34 and all Lot 35 ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY 201 S. Coronado St.
6. PRESENT OWNER Marjorie Romer  
STREET ADDRESS 201 S. Coronado St. E-MAIL ADDRESS: \_\_\_\_\_  
CITY Los Angeles STATE CA ZIP CODE 90057 PHONE (213) 387-1730  
OWNERSHIP: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE private residence ORIGINAL USE private residence

**DESCRIPTION**

8. ARCHITECTURAL STYLE Craftsman  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)  
See attached
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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APPLICATION**

NAME OF PROPOSED MONUMENT Frank C. Hill House

10. CONSTRUCTION DATE: 1910 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:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER \_\_\_\_\_

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

**SIGNIFICANCE**

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

ORGANIZATION 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

**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.

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

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 20<sup>th</sup> Century.

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Charles Sumner Greene. *Impressions of Some Bungalows and Gardens*. The Architect. December 1915. \*

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

Merry Ovnick. *Los Angeles: The End of the Rainbow*. Pages 123-151. Balcony Press. 1994

Gehbard & Winter. *A Guide to Architecture in Southern California*. All issues \*

John Dewar and Jerry Campbell. *The California Bungalow: A Signed Original*. pages 26-29. Terra, the members magazine of the Natural History Museum of Los Angeles County. Summer 1975 \*

*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 \*

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\*

\* Digital copies of these articles and documents can be found in the Research Materials folder on the CD submitted with this application.

## 9. HCM Physical Description

1 of 1

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PLANS and SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS  
**DEPARTMENT OF BUILDINGS**  
**Application for Erection of Frame Buildings**  
**CLASS 'D'**

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(SIGN HERE) [Signature] JUN 16 1910

TAKE TO ROOM NO. 5 FIRST FLOOR  
 ASSESSOR PLEASE VERIFY  
 TAKE TO ROOM NO. 34 THIRD FLOOR  
 ENGINEER PLEASE VERIFY

Lot No. 35 7253 1/2 Block 11  
578 Highland  
90 W. 11th  
 District No. 9 M. B. page 120 F. B. page 170

No. 301 S. Coronado Street 68  
WB

1. PURPOSE OF BUILDING garage Number of rooms 1
2. OWNER'S NAME Frank P. Hill
3. Owner's address 240 1/2 S. Coronado
4. Architect's name Walker & Hunter
5. CONTRACTOR'S NAME Owner
6. Contractor's address \_\_\_\_\_
7. ENTIRE COST OF PROPOSED BUILDING, \$ 2750.00
8. Size of lot 53 x 97 Size of building 43 x 50
9. Will building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 12 ft
11. Height of first floor just above curb level, or surface 2 ft
12. Character of ground: rock, clay, sand, filled, etc. Red soil on flat in front
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 2 ft
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 8 in 16 in
16. GIVE width of FOUNDATION and cellar walls at top 8 in
17. NUMBER and KIND of chimneys two Birch Number of flues 1
18. Number of inlets to each flue one Interior size of flues 8 x 12
19. Give sizes of following materials: MUDDSILLS 7 x 6 Girders and stringers 4 x 6  
 EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4  
 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 12 x 8  
 SECOND FLOOR JOIST \_\_\_\_\_ Third floor joist \_\_\_\_\_ Fourth floor joist \_\_\_\_\_
20. Will the roof be peak, flat or mansard? peak Material of roofing Shakes

PERMIT NO. 4946 ✓ Date JUN 16 1910, 1910 **OVER**

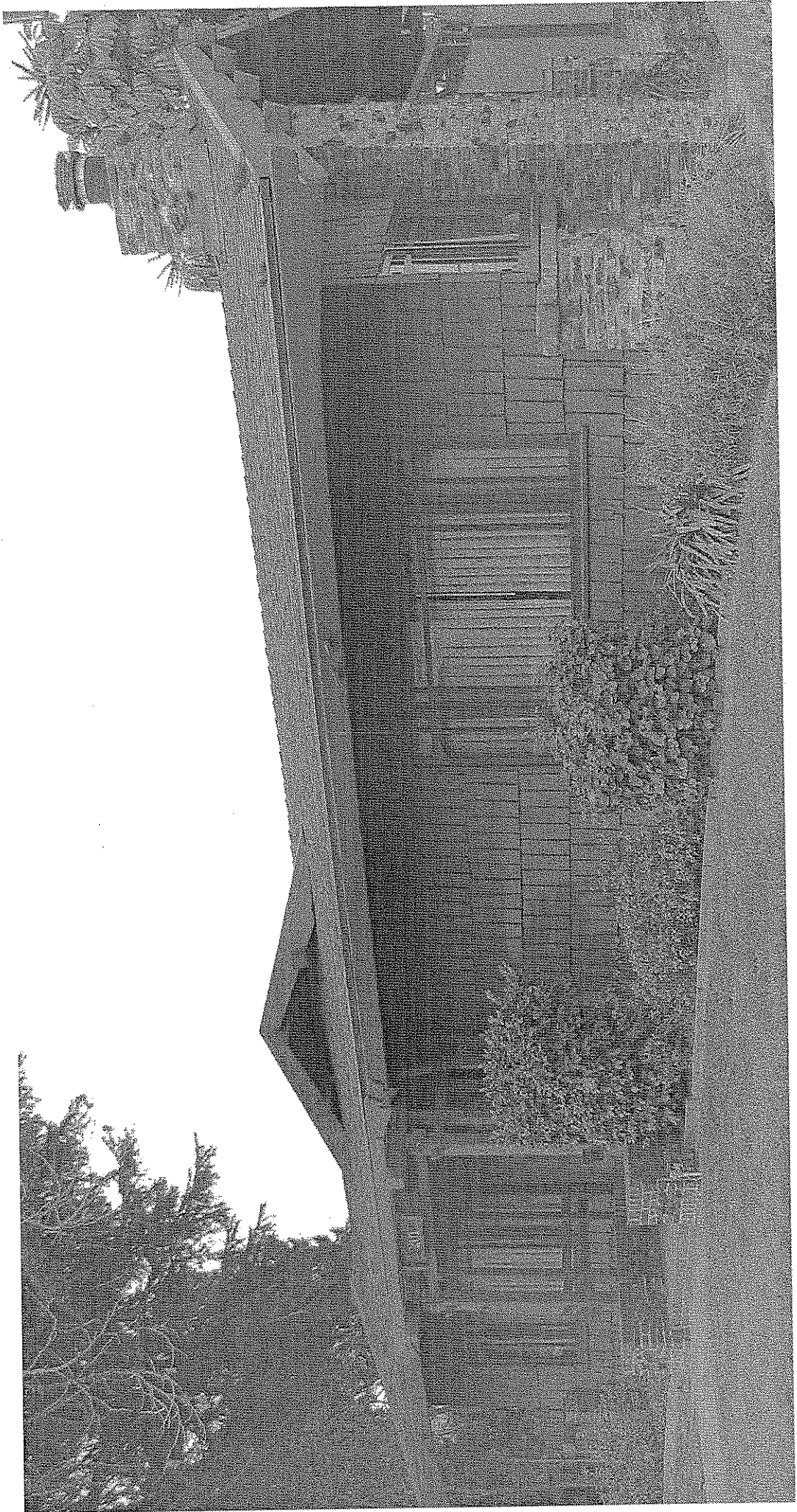
- 21. Will cellar or basement ceiling be plastered? ..... Metal or wood lath
- 22. Of what material will floors be constructed? .....
- 23. How many thicknesses? .....
- 24. What kind of fireproofing? .....
- 25. How will hall and soffit of stairs be plastered? .....
- 26. How many fire escapes will be provided? ..... Where placed? .....
- 27. Are any buildings to be demolished? ..... How many? .....

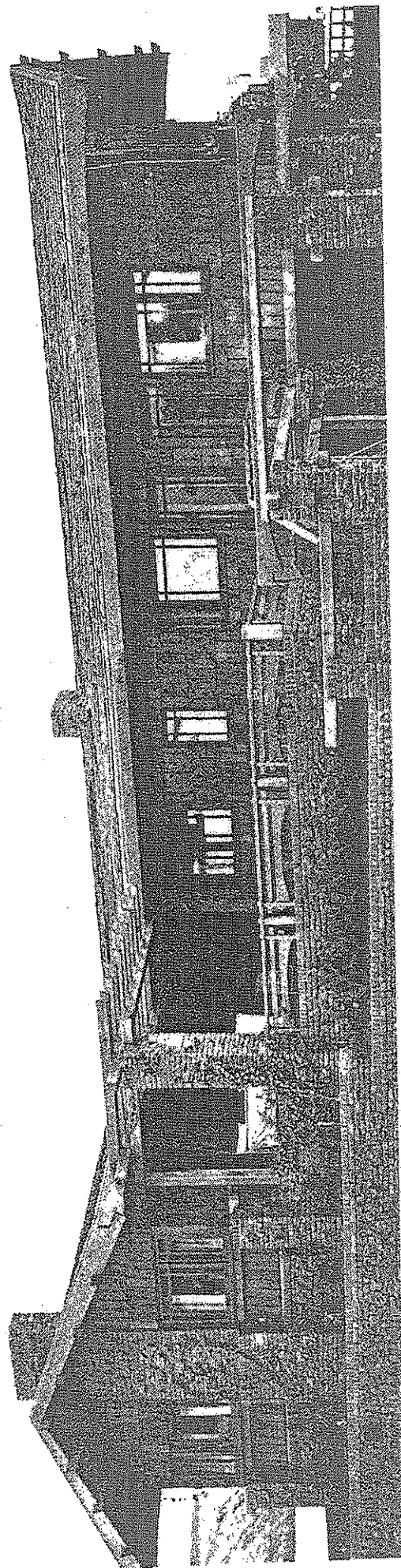
REMARKS.

*This is a one story bungalow  
for owner's own use.*

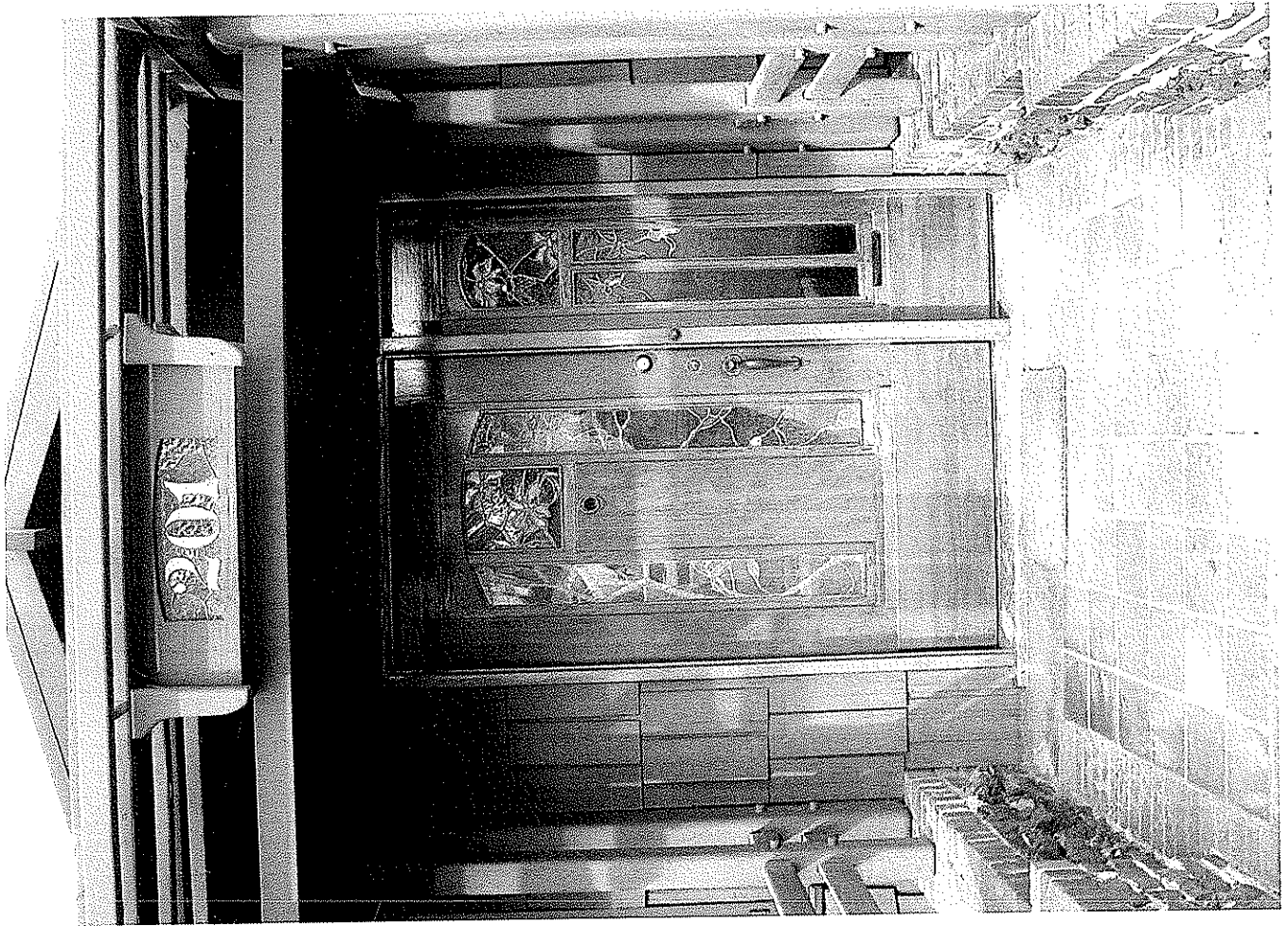
Application Received

*Smith*











Frank C. Hill House    April 2009    Photo by Jesus Sanchez

