

# 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

**[SIGNED ORIGINAL IN FILE]**

---

Ken Bernstein, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

---

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

---

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.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-5437-HCM

**HEARING DATE:** November 29, 2007  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
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. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

[SIGNED ORIGINAL IN FILE]

\_\_\_\_\_  
Ken Bernstein, Manager  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
[SIGNED ORIGINAL IN FILE]

\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

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

## **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.

## **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.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE The Roland E. Hill House IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

Storybook Style ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

A N D / O R

**HISTORICAL SIGNIFICANCE**

THE The Roland E. Hill House WAS BUILT IN 1927  
NAME OF PROPOSED MONUMENT YEAR BUILT

Roland Everett Hill WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE (see Biography: Rolland Everett Hill)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT The Roland E. Hill House
2. STREET ADDRESS 3268 Bennett Drive
- CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 2429-013-014
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 5928
- BLOCK None LOT(S) 20 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 3268 North Bennett Drive
6. PRESENT OWNER William deVry Simard
- STREET ADDRESS 3268 Bennett Drive E-MAIL ADDRESS: \_\_\_\_\_
- CITY Los Angeles STATE CA ZIP CODE 90068 PHONE (\_\_\_\_) \_\_\_\_\_
- OWNERSHIP: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE Single family residence ORIGINAL USE Single family residence

**DESCRIPTION**

8. ARCHITECTURAL STYLE Storybook Style  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- Please see work sheet and continuation pages.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

**NAME OF PROPOSED MONUMENT** The Roland E. Hill House

10. CONSTRUCTION DATE: 1927 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Roland E. Hill

12. CONTRACTOR OR OTHER BUILDER Not known (original permit not extant)

13. DATES OF ENCLOSED PHOTOGRAPHS 1927 and October 2007  
(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 1993: The garage/guest house was damaged in a fire. The building, which according to Permit No. 1993 VN 22388 was less than 50% fire damaged, was majorly modified in design without benefit of an architect or attention to the original architectural documents. The current iteration has a lower pitched gable roof, without jerkinhead gable end, lacks the north facing French doors and balcony of the original, and the (con't)

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)

The Roland E. Hill House is important as an example of Storybook Style architecture as designed by an architect who also worked as a designer in the film industry which is said to have been a main influence in the genesis of this style. The other often-cited influence on the creation of the Storybook Style is the exposure to European architectural design by those who served abroad in World War I. Hill served in France as a pilot for the United States and later studied architecture in France. Hill arrived in Los Angeles in the mid-1920s and began an (con't)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see accompanying Bibliography.

20. DATE FORM PREPARED 11/04/2007 PREPARER'S NAME Anna Marie Brooks

ORGANIZATION \_\_\_\_\_ STREET ADDRESS 1109 Fourth Avenue

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650-2143

E-MAIL ADDRESS: historichomesla@aol.com

# DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE The Roland E. Hill House IS A two -STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Storybook Style irregular PLAN single family residence  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND wood TRIM,  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S steeply pitched gabled ROOF IS composition shingles wood frame,  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

fixed, single & paired casement; shed w/ awning; round WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

ENTRY FEATURES A projecting porch w/ pediment, quoining, over entry bas relief crest, vertical plank door w/,  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single pane stained glass window & decorative hardware DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE a central block with offset wing. The parapeted gabled roof of the central block features the  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

south facade gabled dormer w/ half timbering, decorative verge board & simple brackets, & casement window;  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

tripartite casement kitchen window; the east gable end features a central round window and a shed jut-out which  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

contains the entry seating cove; the off-set wing features a shed dormer w/ three windows, (con't)  
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A Guest house over two bay garage.  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Entry hall w/ seating cove, magnesite floor & steps; raised dining room w/  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

built-in open shelves w/ lower cabinets at diagonal corners of room, north balcony French doors w/ original  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

architect-designed forged hardware, beamed ceiling w/ decorative corbels, west wall arched stained glass (con't)

IMPORTANT LANDSCAPING INCLUDES \_\_\_\_\_  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Biography  
**Roland Everett Hill**  
Architect & Original Owner  
The Roland E. Hill House  
3268 Bennett Drive  
Los Angeles, CA 90068

Roland E. Hill was born on February 5, 1895 at East Liverpool, Ohio. Hill was educated at Exeter and Princeton. World War I intervened and, at age 22, Hill volunteered for the Enlisted Reserve Corps on August 14, 1917.

Hill received military training at the Georgia Institute of Technology at Atlanta. On April 3, 1918 he became a 2<sup>nd</sup> Lieutenant serving as a pilot with the U. S. Army Air Service of the American Expeditionary Forces in France. Hill received an honorable discharge on September 12, 1919.

Following the War, Hill became a member of the team which designed the airship *U. S. S. Shenandoah*, the U. S. Navy's first commissioned rigid airship which was completed in 1923. The metal frame dirigible made several cross-continent flights. The airship was lost over Hill's native state when it broke up in flight during violent weather. Fourteen lives were lost.

Hill, who was an architect, ventured to Los Angeles in the mid 1920s to design residential properties. Other examples of his works are said to survive in the Hollywood Hills.

Hill became a set designer with First National Studios in 1926. When that studio was absorbed by Warner Brothers, Hill made the move to that studio, working on "Queen Kelly" and "The Jazz Singer." Hill was considered a specialist in French medieval architecture and ships. Hill worked in art positions on "Captain Blood," "Action in the North Atlantic," and "Captain Horatio Hornblower." He was art director on three Oscar-winning Warner Brothers short films.

Roland E. Hill was a member of the Society of Motion Picture & Television Art Directors Local 876. He was also a member of the Set Designers & Model Makers Local 847.

In the early 1950s Hill contracted with Walt Disney Productions. Utilizing his nautical expertise Hill designed many of the Nautilus submarine interiors for "20,000 Leagues Under the Sea."

The remainder of Hill's career was spent designing attractions for Disneyland in Anaheim. Hill continued his Storybook innovations when he designed the Sleeping Beauty Castle as the centerpiece of Fantasyland. The attraction, which seems to be a part of nearly every young girl's storybook and movie fantasy world, opened with a live broadcast on ABC television July 17, 1955 with Walt Disney reigning over the event.

Roland Everett Hill was influential in bringing to Los Angeles, southern California and the world of film and amusement park fantasy the Storybook Style in the 3-D reality of Storybook Style architecture to be enjoyed by the residents fortunate to populate his Storybook homes; in the film fantasies which his work continues to influence; and in the theme park world where his work lives on.

Significance (con't)  
The Roland E. Hill House  
3268 Bennett Drive  
Los Angeles, CA 90068

architectural practice. He is said to have designed several other homes in the Hollywood Hills.

Three decades later Roland E. Hill continued his Storybook Style works when he designed several attractions for Disneyland. His most notable Disneyland work is the Sleeping Beauty Castle which he based on Germany's iconic Neuschwanstein Castle. The opening of the Fantasyland attraction was broadcast live on ABC television on July 17, 1955 with Walt Disney hosting the festivities.

Roland Everett Hill is significant for having brought to Los Angeles and the world of film and theme park fantasy the Storybook Style in its many iterations. His 3-D Storybook Style architecture is still enjoyed by residents fortunate enough to populate his Storybook homes. His Storybook fantasies continue to influence the world of film fantasy, particularly in the royal fantasy realm. And Hill's theme park work lives on in reality, in family photos, and in the memories of young and old alike.

## Significant Architectural Details (con't)

The Roland E. Hill House

3268 Bennett Drive

Los Angeles, CA 90068

Significant exterior spaces include (con't): the east end chimney pot & a ground floor shed bay w/ three casements. The east elevation parapet wall contains two recessed circular windows in the gable end. The west elevation stairs lead to a guest suite in the gable end above the dining room. The north elevation roof is pierced by a shed dormer containing three windows and a gabled dormer w/ half timbering, decorative verge board and simple brackets. The living room semi-circular window composition is composed of paired side lites, transom panes and paired French doors which lead to a balcony with railing which is supported by elongated paired brackets, one set of which frames the master bedroom diving platform and the other pair which frames paired casement windows. Each bracket ends in decorative metal pendants. The turret which contains the circular stair case which runs from street level to pool deck is capped by a conical roof and is pierced by paired casements near the top and single casements which illuminate the stairs. Raised stucco cast stone spirals twice down the turret mass and random stones decorate the door frame. A vertical plank door with decorative strap hardware is at the base of the turret. The dining room parapet walled balcony is graced by a grotesque. The balcony parapet wall continues to the northwest corner of the building mass where it segues into a Juliet balcony which graces the corner. A grotesque projects from the parapet wall. At the lower level paired French doors lead to the diving platform above the pool (which has inexplicably had a railing added, rendering it useless), paired casement windows with a negative space between, the whole connected by an exaggerated sill. To the west of the turret there is an open balcony with railing accessed by paired French doors. A side wall extension decorated with raised stucco stylized quoining projects from the east elevation wall and extends at pool deck level as a half wall with decorative half circular projection graced with a lion's head (unknown if this is original). The detached guest house with a two bay garage beneath was damaged in a fire in 1993 and the current iteration is not original.

Significant interior spaces (con't): portrait window honoring Martin Luther, east wall open arch to entry hall. Step-down living room w/ seating ledges at either side of steps at west wall entry arch from hallway, shed bay w/ window seat in south wall, east wall fireplace w/ columns and interior graduated chimney mass of brick with built-in shelf units to either side and a recessed circular window at each side of chimney mass in the east gable end. The living north wall features a semi-circular window composition of paired side-lites with fixed transoms over paired French doors to the north balcony. The living ceiling is vaulted and trussed. The trussing is graced by wrought iron strapping and decorative corbels. The kitchen, to the west of the entry, retains the original footprint but is of new case goods and counter surfaces.

## Significant Architectural Details (con't)—p. 2

The magnesite circular stairs which lead to the lower level bedrooms are contained in the north turret. The lower level contains a guest bedroom with French doors which lead to a north facing balcony; the master bedroom with exposed brick chimney mass, a single pane stained glass window and French doors which open unto the original north-facing diving platform for the pool below; a bathroom; and storage cabinets with original architect-designed forged hardware along the central hallway.

From the lower level, the magnesite circular stairs lead to the pool deck level exit.

The detached guest house and garage are to the north of the pool. They were significantly redesigned following a fire in 1993. The guest house, which sits on the original footprint, is essentially a master suite with beamed ceiling, casement windows and a bathroom. The garage beneath is composed of two bays.

Alterations (con't)  
The Roland E. Hill House  
3268 Bennett Drive  
Los Angeles, CA 90068

door/window configuration of the west elevation has been modified. Non-conforming faux stone work has been added. The garage, at street level on Barbara Court, the street downhill of and to the north of Bennett Drive, now looks like a conventional two bay garage.

The main residence, which had suffered some bizarre modifications through additions, has been redeemed by the removal of same. New residence balcony railings do not match those of the original design and the diving platform, which originally was an open platform, has had a railing added. At an unknown date the roof material was changed from rustic shingles to the current multi-hued shingles.

Current Owner's Statement  
The Roland E. Hill House  
3268 Bennett Drive  
Los Angeles, CA 90068

A fairytale seems like something that would only happen in a Disney movie, which is exactly why Rolland Hill's 1927 storybook home is a dream come true. Hill, who also designed Disneyland's Sleeping Beauty Castle, which itself was based on Germany's iconic Neuschwanstein Castle, originally engineered the whimsical mini-compound for his family. The Bavarian fantasy of a home is not only a testament to Gothic styling but also a marvel of extensive preservation and regeneration; after a period of disrepair, the house has been fully restored according to its original plans.

Majestically seated above the Cahuenga Pass, the abode features a stunning hybrid of historical design and modern luxuries. Keeping such amenities as original magnesite floors, cathedral ceilings, and stained glass windows. The house further retains its quaint charm with lofty coved archways and a beckoning spiraling staircase. The airy architecture generously lets in light, which a gargoyle on the outside and ornamented wall sconces & chandeliers in the inside highlight the medieval tone.

With four bedrooms and three baths, this spacious property features ample storage and open space. The master bedroom, accessible from the spiral staircase, contains his-and-hers closets and French doors. A second bedroom opens to a balcony overlooking the oversized heated pool, reminiscent of "Romeo & Juliet's" infamous Act 2, scene ii backdrop. There is also a maids' quarters/office with bath and newly remodeled, detached guest bungalow with kitchenette and bath. The living and dining rooms are lined with distressed hardwood and with French doors, facing an extensive view of the Hollywood Hills.

Since its construction in the 20s, the house has been renovated from top to bottom with vanguard conveniences. Complete with a Viking Professional kitchen with granite counter tops and custom cabinetry, an expansive, entrancingly landscaped yard, and Pennsylvania Blue Stone patios. Combining the simple elegance of early Hollywood with practicality and contemporary components, this one-of-a-kind manor would make anyone believe in happy endings.

Jack Hill  
16918 Schoolcraft St.  
Van Nuys, CA 91406  
(818) 342-6877

Present owners  
3268 Bennet Drive  
Hollywood, CA 90028

November 17, 1986

Greetings--

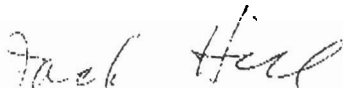
Sorry I don't know your names. My father, who recently passed away, designed the house at 3268 Bennet Dr. I enclosed his obituary for your interest, in case you'd like to know that your home was designed by the man who designed the Disneyland Castle. He designed the Bennet Drive house as a labor of love, for his parents, and put so many charming ideas into it, which I'm sure you must appreciate. I remember particularly the diving platform outside the bedroom.

In going through my father's papers I found the complete set of original plans and sketches for the house. I thought you might be interested in having them. They might be useful if you ever contemplate making any modifications to the structure.

I also found a set of photographs taken around 1925 showing the progress of construction of the house from the empty lot to completion, including a fascinating view from the balcony.

If you're interested in having any of this material, please give me a call and let me know. You're welcome to it. Only, I would appreciate it very much if I could take a couple of photographs of the house as it is today, to show to my children.

Yours sincerely,



Jack Hill

# PROPELS W HEIGHTS

By Me," "Soul Man" (in only two weeks of the period "Deadly Friend." B.O. Recession Over reported Oct. 29, the current recovery suggests that the recession lasting 18 months (September 1984 to June 1986) has

# TBS Takes Three More Years Of L/BP's Musicvids

(Continued from Page 1, Column 4) \$20,000,000," Lynch said about the three-year order. Lynch/Biller also produced "Kids Inc." (in association with Hal Roach Studios) for The Disney Channel, of the plus a

## OBITUARIES

### Roland E. Hill

A funeral service will be held at 10 a.m. tomorrow at Pierce Brothers Valley Oaks in Westlake Village for Roland E. Hill, 91, art director and designer of the Sleeping Beauty Castle at Disneyland, who died Nov. 10 at the Motion Picture & Television Country Hospital, where he had been suffering from Alzheimer's Disease.

Born in East Liverpool, Ohio, on Feb. 5, 1895 and educated at Exeter and Princeton, Hill served with the U.S. Army Air Service as a pilot in France during World War I. He studied architecture in the U.S. and France, helped design the airship Shenandoah and moved to Los Angeles in the mid-1920s to design private homes, some of which still stand in the Hollywood Hills.

He joined First National Studios in 1926 as a set designer and moved to Warner Bros. when the latter company took over his employer. Among the early films he worked on were "Queen Kelly" and "The Jazz Singer."

A specialist in French medieval architecture and ships, he was art director, set designer or assistant art director on "Captain Blood," "Action In The North Atlantic," "Captain Horatio Hornblower" and many others. He was art director on three Oscar-winning Warner Bros. shorts, "I Won't Play," "Star In The Night" and "A Boy And His Dog."

In the early 1950s, he joined Walt Disney Prods., where he designed many of the interiors for the Nautilus submarine in "20,000 Leagues Under The Sea."

In subsequent years he worked almost exclusively for Disneyland, designing many of the attractions, most notably the park's landmark symbol, the Sleeping Beauty Castle.

## OBITUARIES

### Roland E. Hill

A funeral service will be held at 10 a.m. tomorrow at Pierce Brothers Valley Oaks in Westlake Village for Roland E. Hill, 91, art director and designer of the Sleeping Beauty Castle at Disneyland, who died Nov. 10 at the Motion Picture & Television Country Hospital, where he had been suffering from Alzheimer's Disease.

Born in East Liverpool, Ohio, on Feb. 5, 1895 and educated at Exeter and Princeton, Hill served with the U.S. Army Air Service as a pilot in France during World War I. He studied architecture in the U.S. and France, helped design the airship Shenandoah and moved to Los Angeles in the mid-1920s to design private homes, some of which still stand in the Hollywood Hills.

He joined First National Studios in 1926 as a set designer and moved to Warner Bros. when the latter company took over his employer. Among the early films he worked on were "Queen Kelly" and "The Jazz Singer."

A specialist in French medieval architecture and ships, he was art director, set designer or assistant art director on "Captain Blood," "Action In The North Atlantic," "Captain Horatio Hornblower" and many others. He was art director on three Oscar-winning Warner Bros. shorts, "I Won't Play," "Star In The Night" and "A Boy And His Dog."

In the early 1950s, he joined Walt Disney Prods., where he designed many of the interiors for the Nautilus submarine in "20,000 Leagues Under The Sea."

In subsequent years he worked almost exclusively for Disneyland, designing many of the attractions, most notably the park's landmark symbol, the Sleeping Beauty Castle.

He was a member of the Society of Motion Picture & Television Art Directors Local 876 and Set Designers & Model Makers Local 847.

He is survived by his wife, Mildred; sons Roland Jr., a set designer, and Jack, a writer-director, and four grandchildren.

### Alan Hewitt

New York, Nov. 11 — Alan Hewitt, 71, a Broadway stage actor for over 50 years and a former member of the council of Actors Equity Assn., died Nov. 7 of cancer in New York.

Hewitt had featured roles in more than 20 Broadway plays and musicals, including the original produc-

chairman since 1981.

Hewitt was an in-demand character actor during Broadway's palmy days when actor employment on Broadway, in touring shows and in stock was much more plentiful than today. Among his many Broadway credits were "The Masque Of Kings" in 1937, "The American Way" in 1939, William Saroyan's "Love's Old Sweet Song" (1940), John Steinbeck's "The Moon Is Down" (1942) and "The Gentleman From Athens" (1947).

His films include "That Touch Of Mink," "The Days Of Wine And Roses" and "Sweet Charity." He also worked extensively on radio, and had a regular role in the tv series "My Favorite Martian."

Survived by his mother and a brother.

### Howard W. Willette

Howard W. Willette, 46, president of Coast Films, died Nov. 8 in Tarzana after a long battle with cancer.

Formerly with MGM for six years in the distribution department, Willette ran Coast Films for the last decade and was responsible for such films as "The Creeper," "Boardinghouse" and "Ghost Dance."

He is survived by his wife Delores, sons Rick and Marc and daughters Vanessa and Maria.

### David Summers

David Summers, 34, actor and singer, died Nov. 8 of AIDS at his home in New York City.

A native of Houston who first performed professionally at the age of 10 in "The Sound Of Music," at the Houston Theater Center, Summers made his New York debut in Al Carmine's oratorio "The Flag-got" in 1973 and also had a cabaret act.

Since being diagnosed as an AIDS victim two years ago, he co-founded the New York chapter of People With AIDS Coalition and served on the board of the National Association of People With AIDS. He appeared frequently on television to educate others about the disease.

He is survived by his mother and two brothers.

### Marv Newton

A funeral service will be held at 12 noon today at Mt. Sinai Memorial Park for Marv Newton, 34, still photographer on many film and television productions, who died Nov. 9 of a heart attack in Glendale.

### chairman

Hewitt

ter actor

er days

Broadway

stock w

in on

ney

credits

Kings"

Way"

"Love

John St

Down"

man Fref

Of Minven

And Ro

He also

dio, and

series

Survived

brother.

y m

our

ene.

Howa

Howa

dent of C

Tarzana

cer.

Form

years in

ment, W

the last d

for such

"Boardi

Dance."

He is

Delores,

daughters,

y.

Da

David

singer, di

home in N

A nativ

performed

of 10 in

the Houst

mers mad

Al Carmir

got" in 19

Bibliography  
The Roland E. Hill House  
3268 Bennett Drive  
Los Angeles, CA 90068

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

Contemporary Photographs. © Rebecca Staab 2007.

“Display Ad: English Normandy Home.” *Los Angeles Times*: Nov. 30, 1947. ProQuest Historical Newspapers Los Angeles Times (1881 – 1985). pg.10.

Early Photographs and Architectural Documents. Estate of Roland E. Hill.

Geller, Arrol & Douglas Keister. Storybook Style: America’s Whimsical Homes of the Twenties. NY: Viking Studio. 2001.

Hill, Jack. Letter to Present Owners.” Nov. 17, 1986

Hill, Roland E. “Nixon’s Houses.” *Los Angeles Times*: Jul 10, 1973. ProQuest Historical Newspapers Los Angeles Times (1881 – 1985). pg. A 6.

Los Angeles County Assessor Records and Maps.

Marling, Karal Ann. Designing Disney’s Theme Parks: The Architecture of Reassurance. Paris: Flammarion. 1998.

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf. 2005.

“Obituaries: Roland E. Hill.” *Variety*. Nov. 12, 1986.

“Roland Hill, 91, Designer.” The Associated Press. *Sun Sentinel*. Fort Lauderdale: Nov. 15, 1988. p. 6 B.

“Roland Hill” The Internet Movie Database. <http://www.imdb.com/name/nm0384632/>

“Roland Hill.” *New York Times*. Nov 14, 1986. p. B5.

“Roland Hill.” *Social Security Death Index*. <http://search.ancestry.com/>

“Roland E. Hill: Trailers-Showtimes-Cast-Movies-New York Times.”  
<http://movies.nytimes.com/person/198765/Roland-E-Hill>

“Roland E. Hill.” *Ohio Military Men, 1917-18*. <http://search.ancestry.com/>

Bibliography: The Roland E. Hill House—p. 2

“The Shenandoah.” <http://www.century-of-flight.net/>

“USS *Shenandoah* (ZR-1), Airship 1923-1925.” Online Library of Selected Images:--  
U.S. Navy Aircraft—Lighter-Than-Air. [http://www.history.navy.mil/photos/ac-usn22/z-  
types/zr1.htm](http://www.history.navy.mil/photos/ac-usn22/z-types/zr1.htm)

“Woman Cleared of Fraud Charge.” *Los Angeles Times*: Nov 15, 1963. ProQuest  
Historical Newspapers Los Angeles Times (1881 – 1985). pg. A 8.

ZIMAS.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**



Residence south façade: Viewed to the northwest.  
Photo date: October 2007. ~ © Rebecca Staab 2007



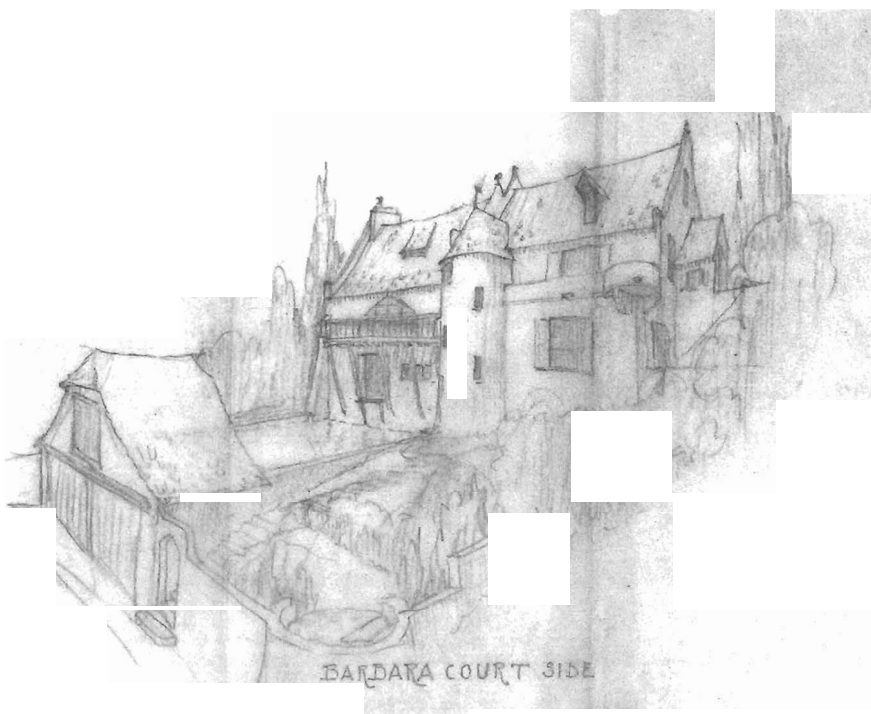
Residence north façade: Viewed to south.  
Photo date: October 2007. ~ © Rebecca Staab 2007

**The Roland E. Hill House:** 3268 Bennett Drive, Los Angeles CA 90068  
Documents from the Estate of Roland E. Hill.



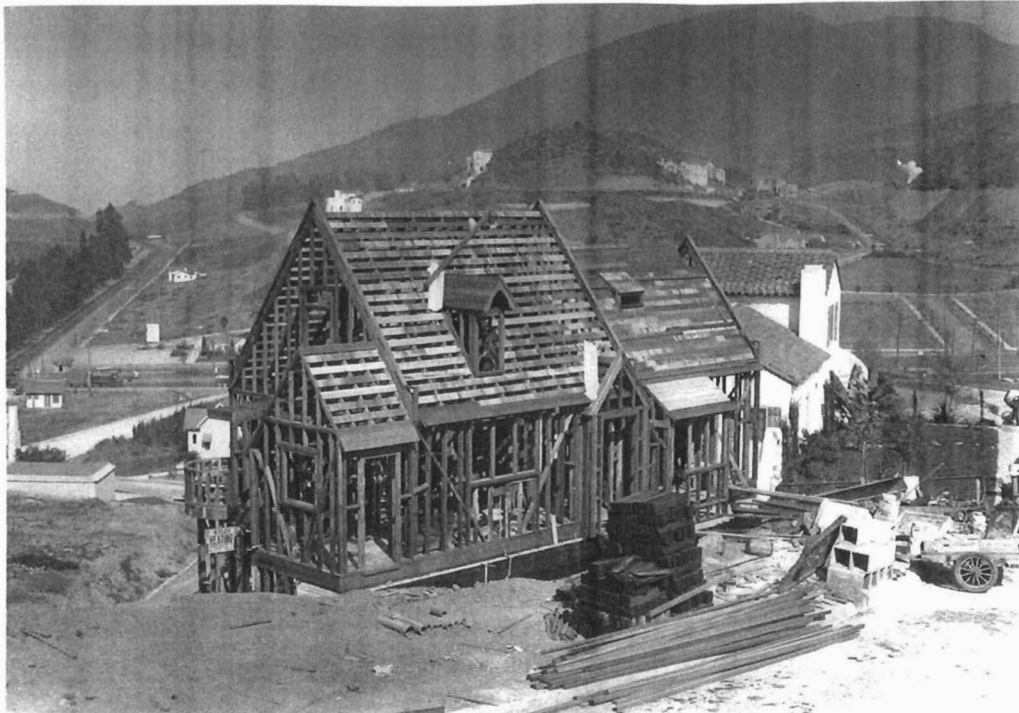
BENNET DRIVE SIDE.

Sketch by architect Roland E. Hill: East façade & east elevation.



Sketch by architect Roland E. Hill: Garage/guest house,  
pool & north elevation of residence.

**The Roland E. Hill House:** 3268 Bennett Drive, Los Angeles CA 90068  
Early photographs from the Estate of Roland E. Hill.



Residence under construction: Viewed to the northeast.  
Photo source: Estate of R. E. Hill ~ Date: 1927 ~ Photographer: R. E. Hill.



Early view of house: Viewed to northeast.  
Photo source: Estate of R. E. Hill ~ Date: c. 1927 ~ Photographer: R. E. Hill.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**



Residence under construction: Viewed to northwest.  
Photo Source: Estate of R. E. Hill ~ Date: 1927 ~ Photographer: R. E. Hill



Early view of residence: viewed to northwest.  
Photo Source: Estate of R. E. Hill ~ Date: c. 1927 ~ Photographer: R. E. Hill.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**  
Early photographs from the Estate of Roland E. Hill.



Garage, guest house and residence under construction: Viewed to the southeast.  
Photo source: Estate of R. E. Hill ~ Date: 1927 ~ Photographer: R. E. Hill.

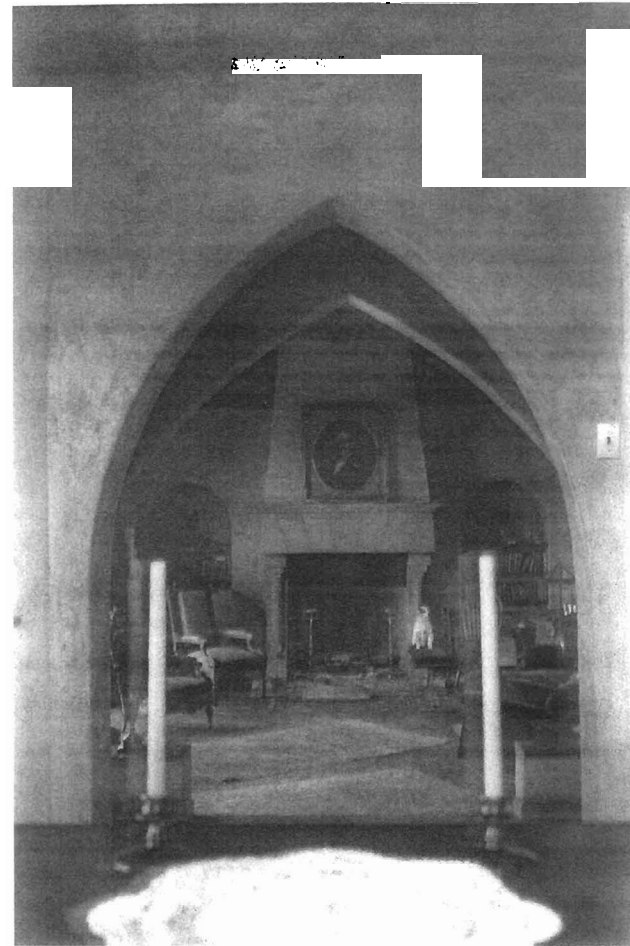


Exterior of residence nearly completed: Viewed to the southeast.  
Photo source: Estate of R. E. Hill ~ Date: 1927 ~ Photographer: R. E. Hill.

**The Roland E. Hill House:** 3268 Bennett Drive, Los Angeles CA 90068  
Early photographs from the Estate of Roland E. Hill.

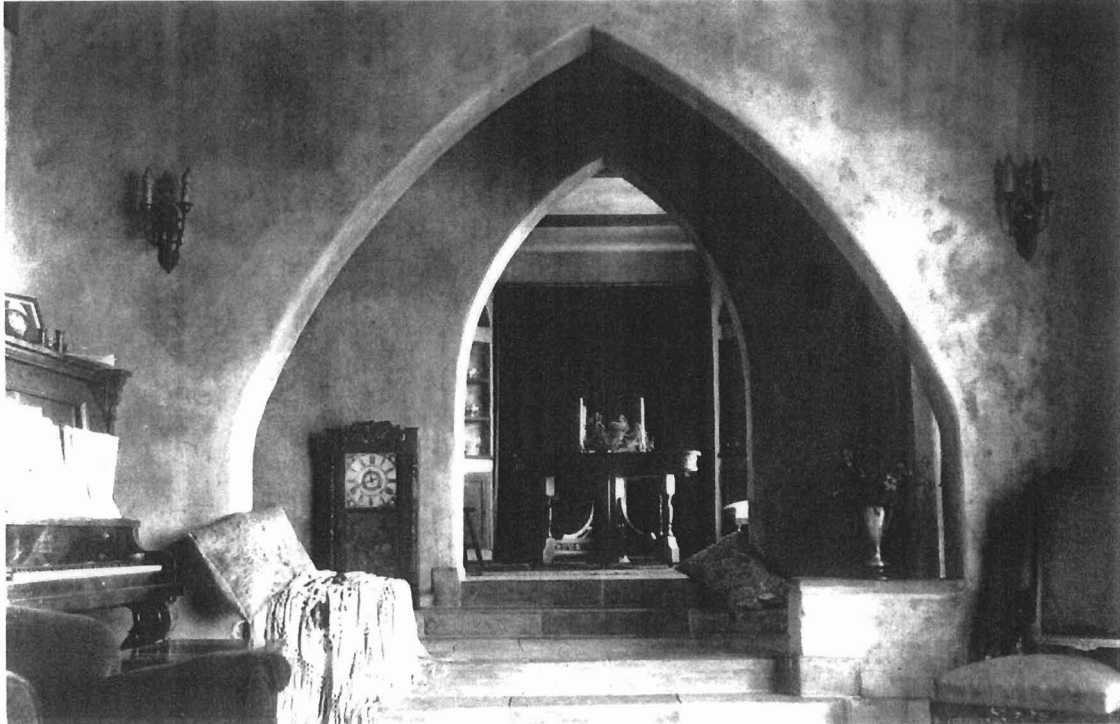


Dining room viewed across entry hall to southwest.  
Door leads to kitchen.  
Photo source: Estate of R. E. Hill ~ Date: c.1927 ~  
Photographer: R. E. Hill.

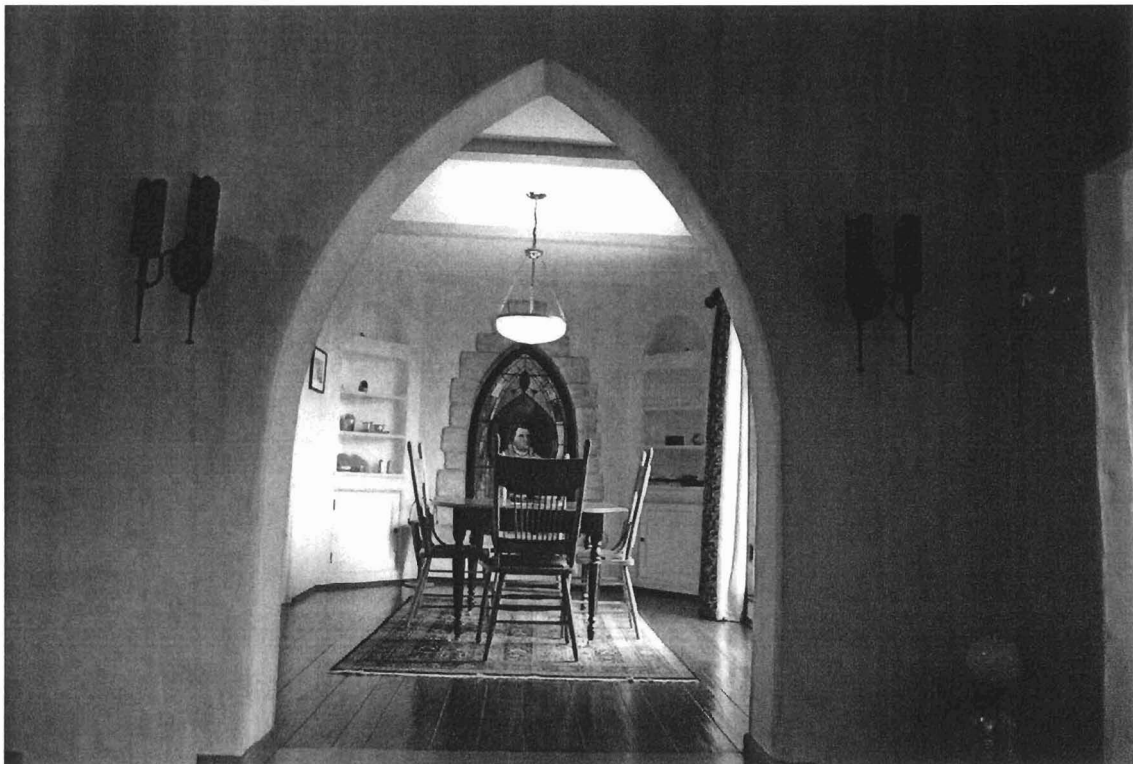


Living room viewed to east from dining room.  
Photo source: Estate of R. E. Hill ~ Date: c.1927 ~  
Photographer: R. E. Hill.

**The Roland E. Hill House:** 3268 Bennett Drive, Los Angeles CA 90068



View from living room, across entry hall into dining room, viewed to west.  
Source: Estate of R.E. Hill ~ Date: c.1927 ~ Photographer: R. E. Hill.



View from entry hall into dining room to stained glass window in west wall.  
Photo date: October 2007 ~ © Rebecca Staab 2007.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**

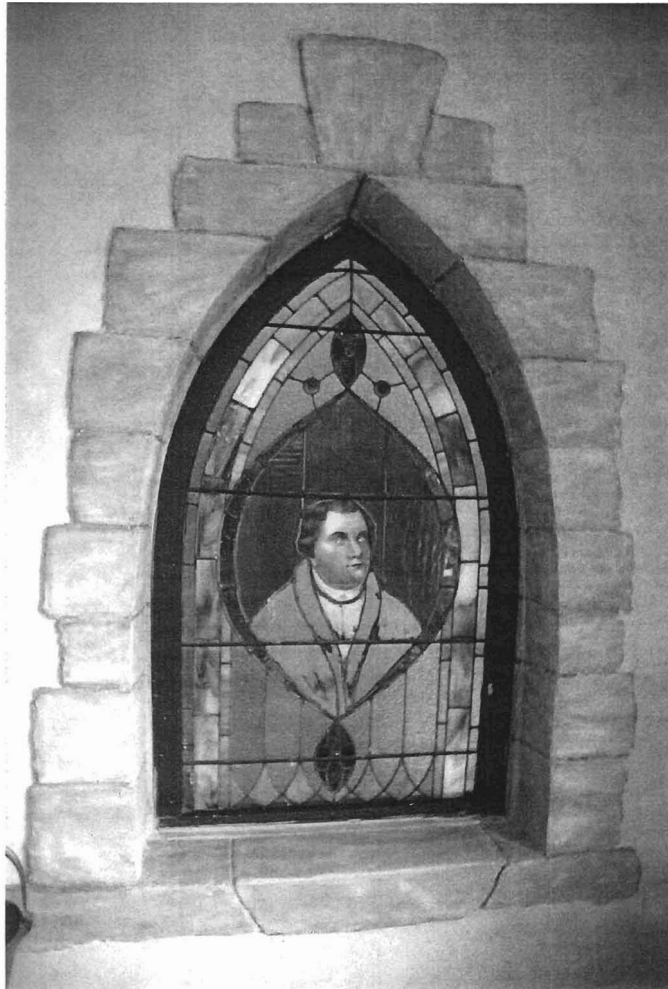


Living room viewed from dining room, across entry hall to east.  
Source: Estate of R.E. Hill ~ Date: c.1927 ~ Photographer: R. E. Hill.

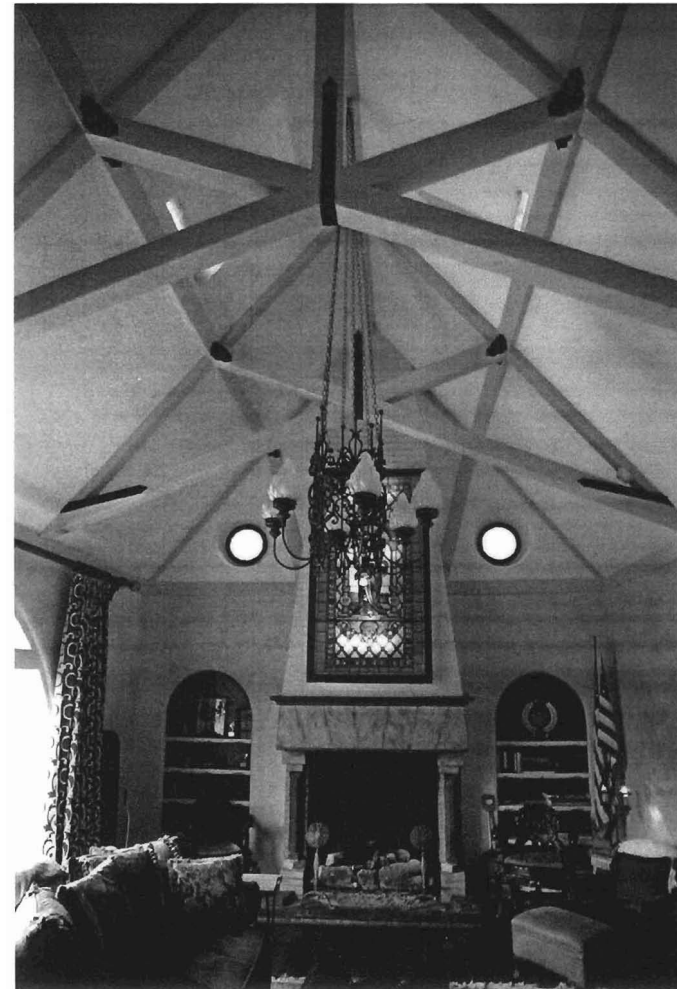


Living room viewed from entry hall to east.  
Photo date: October 2007. ~ © Rebecca Staab 2007

**The Roland E. Hill House:** 3268 Bennett Drive, Los Angeles CA 90068  
Early photographs from the Estate of Roland E. Hill.

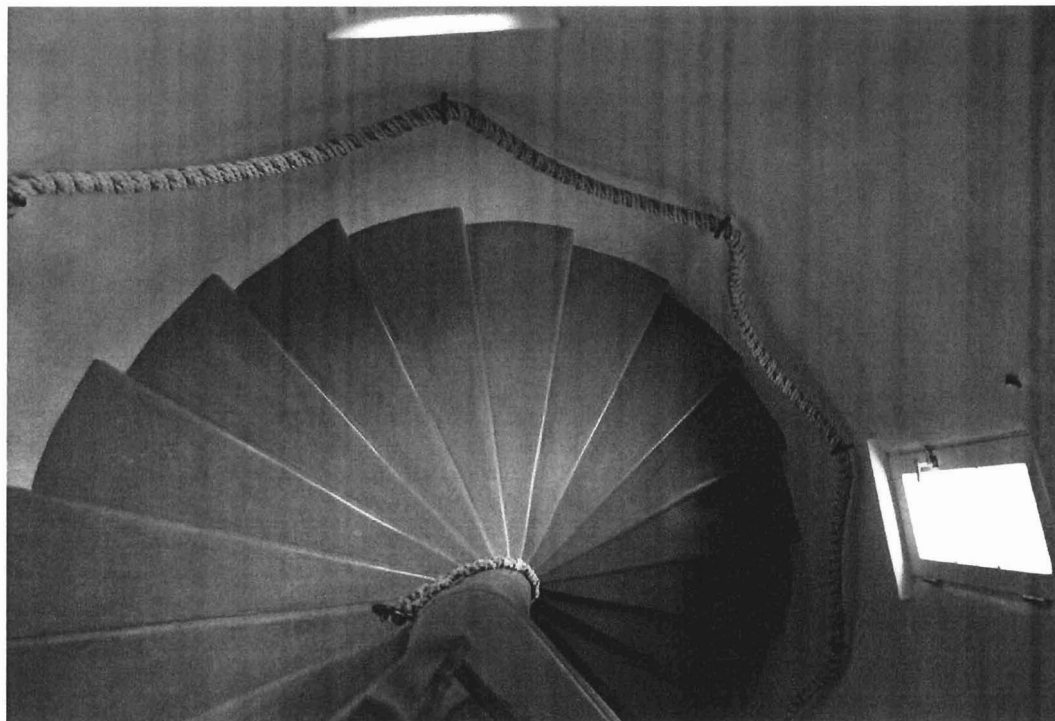


Detail: Martin Luther stained glass portrait window,  
west wall dining room.  
Photo date: October 2007 ~ © Rebecca Staab 2007.

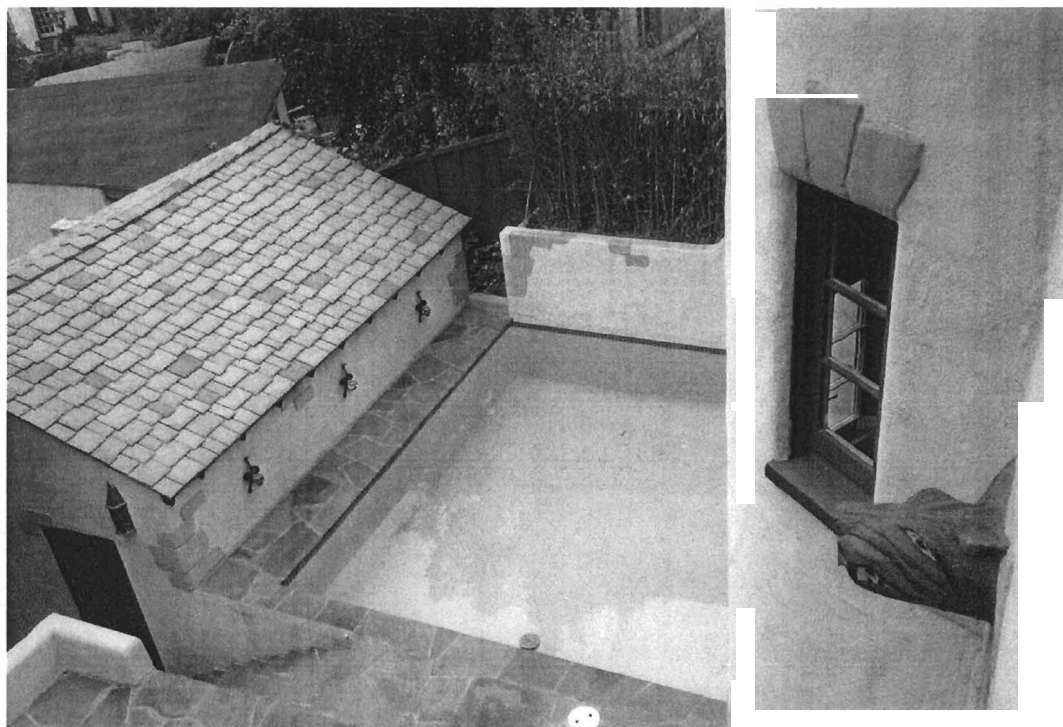


Living room vaulted & trussed ceiling, viewed to east.  
Photo date: October 2007 ~ © Rebecca Staab 2007.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**

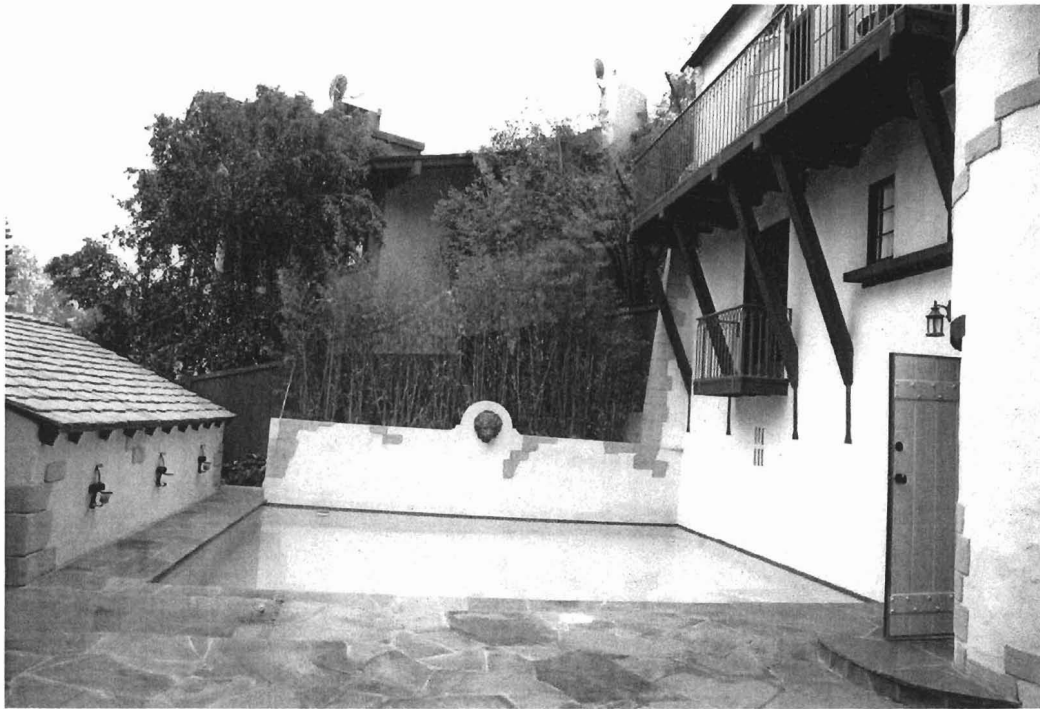


Turret stairs from street level downward.  
Photo date: October 2007 ~ © Rebecca Staab 2007.



Guest house; pool; turret containing circular staircase. Detail: Gargoyle.  
Photo date: October 2007 ~ © Rebecca Staab 2007.

**The Roland E. Hill House: 3268 Bennett Drive, Los Angeles CA 90068**



Guest house south elevation; pool; residence north elevation with diving platform  
& open door to circular staircase contained in turret.  
Photo date: October 2007 ~ © Rebecca Staab 2007.



Guest house west façade with partial north elevation of residence in background.  
Photo date: October 2007 ~ © Rebecca Staab 2007.



**City of Los Angeles  
Department of City Planning**

11/19/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

3268 N BENNETT DR

**ZIP CODES**

90068

**RECENT ACTIVITY**

None

**CASE NUMBERS**

PMV-3425

**Address/Legal Information**

PIN Number:	157-5A181 239
Area (Calculated):	4,462.0 (sq ft)
Thomas Brothers Grid:	PAGE 593 - GRID C1
Assessor Parcel Number:	2429013014
Tract:	TR 5928
Map Reference:	M B 76-30/31
Block:	None
Lot:	20
Arb (Lot Cut Reference):	None
Map Sheet:	157-5A181

**Jurisdictional Information**

Community Plan Area:	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass South Valley
Area Planning Commission:	Hollywood Hills West
Neighborhood Council:	CD 4 - Tom LaBonge
Council District:	1437.00
Census Tract #:	Los Angeles Metro
LADBS District Office:	

**Planning and Zoning Information**

Special Notes:	None
Zoning:	R1-1
Zoning Information (ZI):	None
General Plan Land Use:	Low Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Sherman Oaks
Specific Plan Area:	Mulholland Scenic Parkway (Outer Corridor)
Design Review Board:	Yes
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

**Assessor Information**

Assessor Parcel Number:	2429013014
Parcel Area (Approximate):	4,443.1 (sq ft)
Use Code:	0101 - Single Residence with Pool
Building Class:	D8A
Assessed Land Val.:	\$1,056,822
Assessed Improvement Val.:	\$549,678
Year Built:	1927
Last Owner Change:	11/22/06
Last Sale Amount:	\$1,575,015
Number of Units:	1

Number of Bedrooms:	4
Number of Bathrooms:	3
Building Square Footage:	1,780.0 (sq ft)
Tax Rate Area:	13
Deed Reference No.:	2597743

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	No

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

**Public Safety**

Police Information:	
Bureau:	Valley
Division / Station:	North Hollywood
Report District:	1599
Fire Information:	
District / Fire Station:	76
Battalion:	5
Division:	1
Red Flag Restricted Parking:	No

## **CASE SUMMARIES**

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

## **DATA NOT AVAILABLE**

PMV-3425



Address: 3268 N BENNETT DR  
 APN: 2429013014  
 PIN #: 157-5A181 239

Tract: TR 5928  
 Block: None  
 Lot: 20  
 Arb: None

Zoning: R1-1  
 General Plan: Low Residential