

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 01000075**

**Date Listed: 3/8/04**

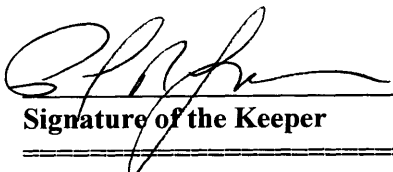
**Neutra Office Building**  
Property Name

**Los Angeles**  
County

**CA**  
State

**N/A**  
Multiple Name

**This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.**

  
Signature of the Keeper

3/8/04  
Date of Action

**Amended Items in Nomination:**

**Significance Person:**

**The name of the architect is removed from the Significant Person block since the nomination is not being presented under Criterion B.**

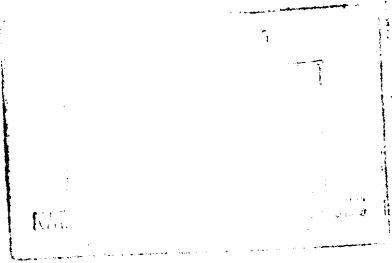
**This information was confirmed with the California SHPO office.**

**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

National Register Of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Neutra Office Building

other names/site number \_\_\_\_\_

2. Location

street & number 2379 Glendale Boulevard NA  not for publication

city or town Los Angeles NA  vicinity

state California code CA county Los Angeles code 037 zip code 90039

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Samuel Alvey Jr DSHPO 12/11/00  
Signature of certifying official/Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register  See continuation sheet.
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register
  - removed from the National Register
  - other (explain): \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 3/8/04

**Neutra Office Building**

Name of Property

**Los Angeles County, CA**

County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            |                 | Total      |

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/business

DOMESTIC/multiple dwelling

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

**Current Functions**

(Enter categories from instructions)

COMMERCE/business

DOMESTIC/multiple dwelling

CULTURE/museum

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

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

MODERN MOVEMENT/International Style

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

**Materials**

(Enter categories from instructions)

foundation concrete

roof coal-tar

walls stucco

other aluminum, steel, wood, glass

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**Neutra Office Building**

Name of Property

**Los Angeles County, CA**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

**Architecture**

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**Period of Significance**

**1950**

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**Significant Dates**

**1950**

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**Significant Person**

(Complete if Criterion B is marked above)

**Neutra, Richard Joseph**

**Cultural Affiliation**

**NA**

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**Architect/Builder**

**Neutra, Richard Joseph**

**Marsh, Fordyce**

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**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Neutra Office Building  
name of property  
Los Angeles County, CA  
county and State

**Neutra Office Building**  
**Los Angeles, CA**

**Description**

The Neutra Office Building is a one- and two-story wood framed building located in the Silverlake area of Los Angeles. Designed by Richard Neutra in what is termed the Modern International style, the building has a simple rectangular plan. It has a stucco finish, wood and metal trim, and a virtually flat roof capped with coal tar and slag. The design features a pair of custom-designed aluminum-framed glass entrance doors and aluminum fixed, casement and transom windows. The building contains both office and apartment space. Due to site slope, the rear portion of the building becomes two story. It houses two apartments: one with the rear patio, the other with a balcony overlooking said patio.

All the details mentioned in these paragraphs are part and parcel of the building and this application.

The existing signage at the front of the building, which refers to the architects, dates back to the building's early period. The very first signage consisted of a time-clock controlled neon on the east facia, which read "Planning Professions Building" and "2379." The sign was broken early on and discarded as impracticable to maintain. At that point [the early 1950s], the current version was designed and installed. The pittosporum hedge along the south was planted specifically for the building and is now a signature portion thereof, as are the major trees in the rear, including pittosporum, melaluca, ornamental pear, and ash.

The original south elevation [before the hedge developed] featured blue patterned "Akló" heat-resistant obscure glass in both the transom areas as well as below. Because of significant solar gain despite this specialty glass, a redesign was undertaken in the early 1950s. The current louver installation was added, and clear glass was substituted in the lower panels, now shaded by the movable louvers. At about the same time, a slight modification was made to accommodate a subcontractor who wished to demonstrate various textures in exterior plastering. This was illustrated by the brownish panels at the west end of the louver installation.

A series of Lemlar movable louvers now lines the south side of the building. [This was a standardized version of custom Neutra louvers first detailed in the 40s for the Kaufmann Desert House in Palm Springs]. There is a projected sun shade on the west. Custom gutter and downspout are distinguishing features of both the front and rear, as are the custom-designed aluminum entrance doors.

The office and apartment interiors contain custom-designed features that exemplify the Neutra approach. The office area contains a custom-designed lighting system, which uses stock slim-line fixtures suspended in a unique way to optimum height. The original acoustic ceiling tile is still in place, as are original custom-designed ducts for air distribution. The original glass is still in place along the south wall. The apartments have shelf units forming dividing walls between kitchen and living areas. The custom-designed kitchens include their original Formica surfaces and fixtures.

The building is in good condition, with virtually all original design features intact. The original lighting system is still in place on the interior of the front office area. The original light-weight concrete brick planters are still in place at the front of the building.

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Neutra Office Building  
name of property  
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county and State

On the east front, due to early vandalism to the full height plates and intolerable solar gain, it was decided to introduce a horizontal transom bar to break up the size of the plates. The uppers were glazed with Solar Cool bronze, and the lowers with solar bronze plates. The side returns remain the original full-height clear plates.

Exterior louvers and an 'eyebrow' were added to the south elevation, along the driveway, again in the early 1950s, shortly after the building was occupied. In the mid-1960s, a small interior partition office was built to accommodate Dion Neutra's accession to Vice President of the firm. A fence was added about mid-life of the building to create a controlled private patio for the apartments.

In the 1980s, carpet was added to a portion of the second-floor apartment to mitigate noise for the first-floor tenant. Diffusers for the 2x4 light fixtures on the ceiling of the second-floor apartment have been replaced, as have some tiles.

The building has been repainted a few times since the original and the color scheme changed. Some wood areas are now burnt gold instead of dark brown, and the body is a pale beige on the north side and east front to blend better with the neighboring buildings on that side.

**Statement of Significance**

The Neutra Office Building was designed in 1949 by master architect Richard Neutra. The building meets criteria 'C' for listing on the National Register of Historic Places. The building has exceptional significance as Neutra's office and an example of his design philosophy of that period. Mainly it is a prime example of 1950s modern commercial architecture, and one of the few examples of Neutra's commercial work *of any vintage* that retains its historic integrity.

The City of Los Angeles has recognized the building's extraordinary significance in April, 2000, by designating it City Historic-Cultural Monument #676.

Significance of Building

Designed in 1949 for the partnership of Neutra and Alexander, the building served the N&A partnership until about 1960, when it was leased to Lakeside Architects, a group wishing to align itself with the Neutra name and image. In mid-1963, the Neutra practice resumed occupancy of the Neutra Office Building with son, architect Dion Neutra, in charge after a fire destroyed Neutras' home office in the first VDL Research House in Silverlake. In consultation with his wife, Richard Neutra had determined not to recreate a practice at the VDL location.

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CONTINUATION SHEET

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Neutra Office Building  
name of property  
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*The building is important to world culture because it represents the only surviving example of this category of work by an acknowledged master architect. It is hoped that by listing it, there is a better chance that it will survive when the current owner sells it and can no longer protect it.*

Significance of the Neutra Practice

Richard Neutra, educated in Vienna, emigrated to the US in 1923. He worked briefly in NY and Chicago and arrived in Los Angeles in 1925. After working for a time with with classmate Rudolph Schindler, he established his own practice in 1926. Over the years his work was increasingly recognized to where in 1949 he was on the cover of Time magazine. His son Dion started in the office in the late 30s at age 11. He was project architect for the Neutra Office Building during its design and construction in 1950. He became principal in the firm in 1965. Today he serves as Executive Consultant to the Institute for Survival Through Design, and continues the architectural firm as its President. A principal interest is the preservation of remaining Neutra practice examples.

Architectural Significance

Architecturally, the Neutra Office Building building exemplifies many concepts, materials, and approaches integral to Neutra's work and modern architecture in general. In addition to the features mentioned in the "Description" above, the building clearly illustrates Neutra's penchant for flexibility in design that he built into each project. In planning this building, he gave particular thought to multiple uses and future potential. The plans provided for an additional (third) floor, with all systems stubbed up (in place) for this in the future. (The solution in the original plan may no longer be feasible, absent special exemptions, because of current seismic and parking requirements). The apartments were designed with multiple solutions in mind, such as residential, commercial, and storage space. The apartments were used for commercial space at various times in the history of the building, and the crawl space was used to store drawings and other materials.

Neutra was also renowned for integrating his buildings into the surrounding landscape. Even in this simple box of a commercial building, he found a way to extend the front steel beam out beyond the limits of the structure, reaching out to the south property line and making an ornamental trellis of this extension. This has the effect of expanding the apparent width of the building as seen from the street front.

Historic Context

At this writing, it is estimated that of the approximately 300 Neutra projects built during his active career, this could be the only commercial building that survives in relatively intact condition. Approximately one-third of all extant examples of Neutra's work have been either destroyed or so extensively remodeled as to no longer illustrate original materials and concepts. The Neutra Office Building, by contrast, has relatively fully retained its historic and architectural integrity.

This building was, and is unique. Even during the explosion of modern architecture in the late 1940s and 1950s, the Neutra Office Building stood apart from neighboring commercial buildings in its design and use of materials. In the half-century since its construction, no comparable structures of its merit have been built nearby, despite considerable development in the area. If there were other valuable examples of the period, most have disappeared since.

*As perhaps the only surviving example, in original condition, of early Neutra commercial work, or for that matter of other*

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Neutra Office Building  
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county and State

*significant small commercial architecture of the period in Silverlake, the significance of the Neutra Office Building cannot be overstated.*

**Bibliography**

Boesiger, W. *Richard Neutra, 1950-1960: Buildings and Projects*. Zurich: Editions Girsberger, 1959. pp. 128-129.

Hines, Thomas. *Richard Neutra and the Search for Modern Architecture*. University of California Press, 1994. p. 222.

Lamprecht, Barbara. *Richard Neutra: Complete Works*. Taschen, 2000. p. 224-225.



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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Neutra Office Building  
name of property  
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county and State

Letter from the City of Los Angeles to Dion Neutra, May 4, 2000, confirming the City Council's designation on April 25 of the Neutra Office Building as City Historic-Cultural Monument 676.

Sack, Manfred. *Richard Neutra*. Zurich: Verlag fur Architektur, 1992. p. 135.

**Verbal Boundary Description**

Lot 37 of St. Albans Lake Place, Ex of St.  
Map Bk 5439 page 06 parcel: 007; TRA 00013.

**Verbal Boundary Justification**

The nominated property includes the entire parcel listed above, which is historically associated with the Neutra Office Building.

**Additional Documentation: Index of Photographs**

For all slides:

Photographer: Dion Neutra.

Date taken: August 2, 2000.

Location of negatives: Dion Neutra, 2440 Neutra Place, Los Angeles, CA, 90039.

Archival Photo of Building front:

Photographer: Don Reece

Date taken: April 7, 2001

Location of negative: Dion Neutra, 2440 Neutra Place, Los Angeles, CA, 90039

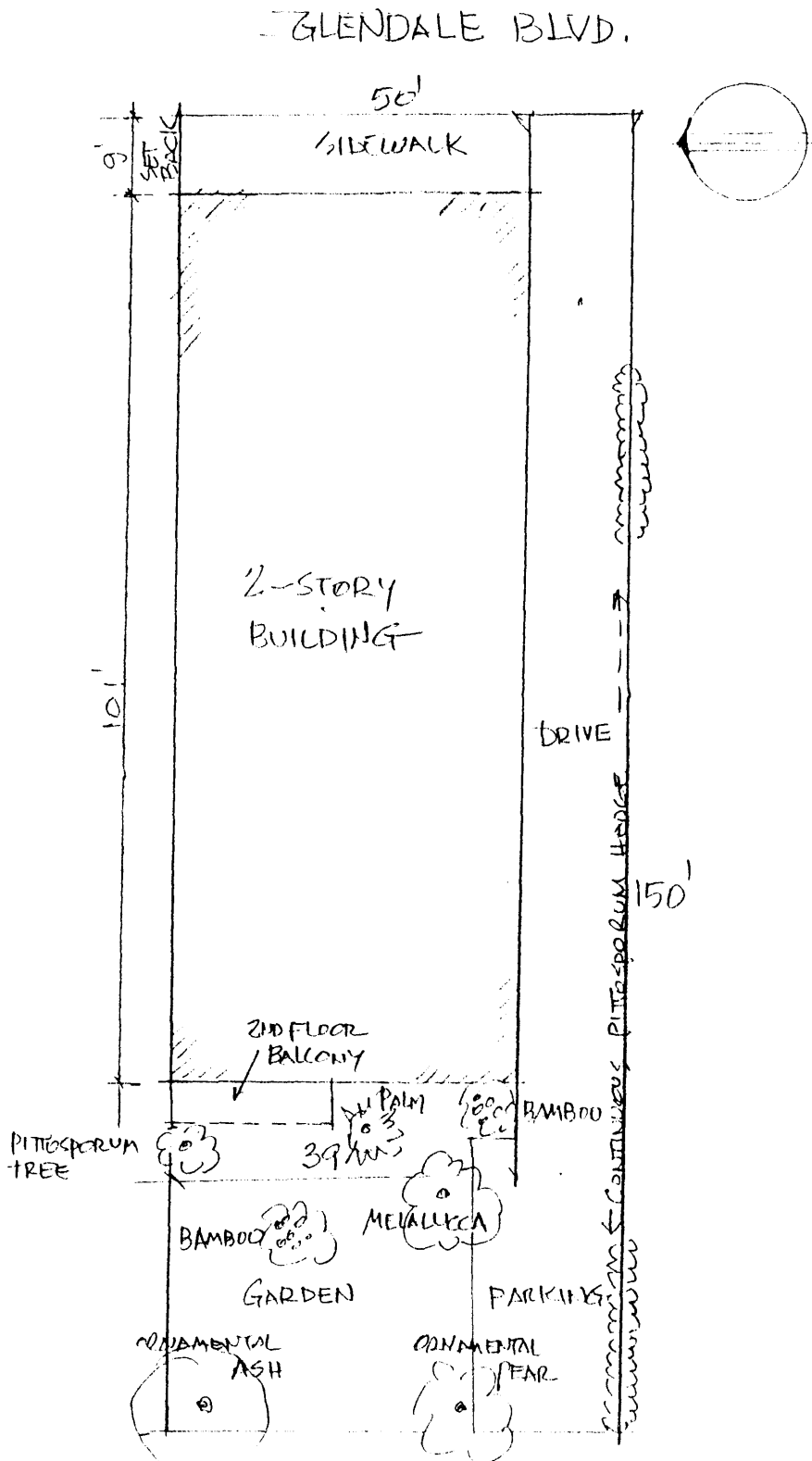
Individual descriptions, by photograph number:

1. Main street front from the Southeast. [Note original planters and unique downspout design.]
2. South front along drive. [Louvers and 'eyebrow' were added shortly after the building was occupied.]
3. West elevation from the Southwest. [Note balcony with planter and projected sunshade. Fence was added about mid-life of the building to create a controlled private patio for the apartments.]
4. Interior of front office looking Southeast. [Note original light fixtures and suspension system. The small office was created in the mid-1960s to accommodate Dion's accession to VP.]

# NEUTRA OFFICE BUILDING - PLOT AND SITE PLAN

2379 GLENDALE BLVD. LOS ANGELES, CA. 90039

SCALE: 1"=20'-0"      Developed Building is 39'x101'



HOLLYWOOD QUADRANGLE  
CALIFORNIA-LOS ANGELES CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

2352 II NW  
(PASADENA)

T. 14 W. 17' 30" R. 13 W.

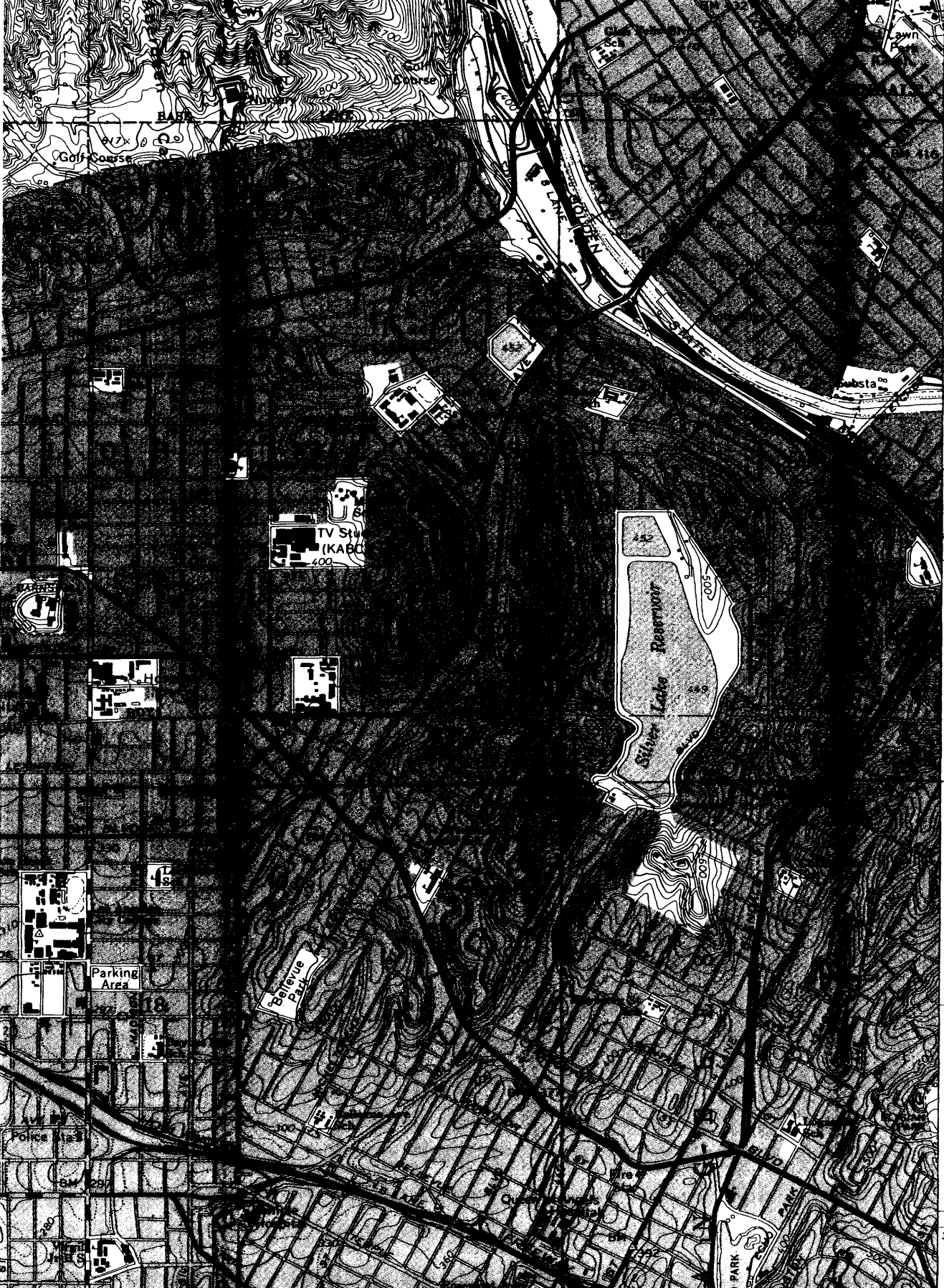
382

5 OLIVE AVE. 4.5 MI.  
2 MI. TO CALIF. 134

4 210 000 FEET

118° 15'

37° 07' 30"



I. 1 N.  
T. 1 S.

3775

NEURA  
OFFICE  
BLDG.

4 150 000  
FEET

4.3 MI. TO INTERSTATE 10  
SANTA ANA 36 MI.

3773

3772

5'

3771

CA

## **NEUTRA OFFICE BUILDING**

1. Name and location of building

### **Neutra office Building**

2379 Glendale Blvd. Los Angeles, CA, 90039

2. County and State.

**Los Angeles County, State of California**

3. Name of photographer.

**D-Ray Photo; Don Reece** [applies to all photo images supplied]

4. Date of photograph.

**April 7, 2000** [On the occasion of celebrating the firm's 75th anniversary]

5. Location of original negative.

**D Ray Photography, 37075 Towers Way, Fremont, CA 94536**

[went out of business 2002]

6. Description of view indicating direction of camera.

**View from SE showing main corner of street front of building.**

7. Photograph number