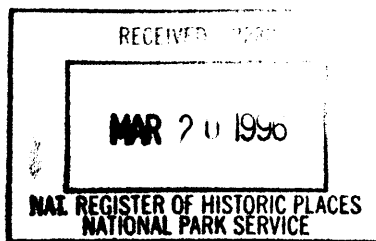


426

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 an 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 CITY HALL - CITY OF BURBANK

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

2. Location

street & number 275 E. OLIVE AVENUE NA  not for publication

city or town BURBANK NA  vicinity

state CALIFORNIA code CA county LOS ANGELES code 37 zip code 91502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

[Signature] 3/7/90  
Signature of certifying official/Title Date  
State Historic Preservation Officer

State of 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 certifying official/Title Date

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

4. National Park Service Certification

I hereby certify that the 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] 4/19/90  
Signature of the Keeper Date of Action

Burbank City Hall  
Name of Property

Los Angeles, California  
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	0	buildings
0	0	sites
0	0	structures
0	1	objects
1	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)

Government/City Hall

Government/City Hall

**Current Functions**  
(Enter categories from instructions)

Government/City Hall

Government/government office

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Moderne

**Materials**  
(Enter categories from instructions)

foundation Concrete

walls Concrete

roof Concrete

other

**Narrative Description**

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

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 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Politic/Government

Period of Significance

1943-1945

Significant Dates

1943

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Allen, William and Lutzi, W. George

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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

Primary location of additional data:

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

Name of repository:

Burbank Historical Society

CITY HALL - CITY OF BURBANK  
Name of Property

LOS ANGELES, CALIFORNIA  
County and State

**10. Geographical Data**

Acreage of Property LESS THAN ONE ACRE

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 11 379 500 3782900  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title GREG HERRMANN, ASSISTANT PLANNER

organization CITY OF BURBANK date SEPTEMBER 30, 1995

street & number 275 E. OLIVE AVENUE telephone (818) 238-5250

city or town BURBANK state CA zip code 91502

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name CITY OF BURBANK

street & number 275 E. OLIVE AVENUE telephone (818) 238-5250

city or town BURBANK state CA zip code 91502

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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**Burbank City Hall**  
**Burbank, Los Angeles County, CA**

## 7. Description

The Burbank City Hall is a large local government administration building which, along with its non-contributing entryway courtyard fountain, was completed in 1943 within the original subdivision of the city. It has been in continuous use during the past 52 years as a community seat of government; originally including nearly all of the City's political and administrative offices, and more recently utilized primarily as the offices and meeting chamber of the City Council and the chief administrative officers and their staff. While it is utilized in day-to-day business, it has been well maintained and, except for two additions, is essentially identical in appearance to the original construction. The first addition occurred in 1961, when an enclosed second-level corridor was constructed to connect City Hall with the newly built Municipal Services Building. This connection, along with a 1992 addition of an elevator to provide handicapped access to the City Council Chambers, slightly modified the appearance of the rear (north) elevation of the building.

The City Hall building is a two story Moderne style building, constructed of reinforced concrete, with a full basement and a four story central tower section, roughly Paladian in layout. The simple concrete walls of the single-story east and west wings envelop the front courtyard area, where steps on either side of the fountain lead to the sidewalk level. Part of the building's grandeur comes from its unswerving symmetry, right down to the identical bronze plaques on each side of the front stairs. The building front and street-adjacent side (east) are adorned with bas-relief sculptures, and the central tower has a recessed vertical section of abstract cast concrete floral designs topped by a large granite eagle. The set-back top of the tower has a low pitched roof covered with glazed shingle tiles. The fountain, originally exposed rough concrete, was covered in black and turquoise tile in 1980. At street level, the fountain is a rectangular pool with water cascading from the second level over five vertical fish figures. The courtyard level of the fountain is a generally rectangular pool surrounded by multiple, inward-facing water jets. The ornate and stylized fountain, along with the surrounding tropical foliage, complements the style and creme color of the building, and helps the building relate to the adjacent pedestrian areas.

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## National Register of Historic Places Continuation Sheet

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Inside the original brass and glass entryway doors, the lobby is decorated with nineteen types of marble, wainscot, Lucite glass ornaments, bronze railing, and indirect lighting. A compass rose design in the center of the lobby reflects the significance of the aerospace industry in the community's growth. The combined influences of the aircraft and motion picture industries, as well as the earlier agricultural era, on the city's development are documented by various other decorative elements in the lobby area. In addition to the ornamental, stylized eagle wings on either side of the ceremonial central stairway, and thirty inch bronze and brass medallion showing a worker holding an airplane, there is the top half of what was originally a 24 x 8 foot vertical mural *Burbank Industry* (bottom half was removed when 1961 addition was constructed, now in storage). This mural, and a 22 x 11 foot mural in the City Hall Council Chamber named *Four Freedoms*, were done by Hugo Ballin, who is well known for his many murals around the Los Angeles area including those at the Griffith Observatory, the Times-Mirror Building, and at One Bunker Hill.

As new administrative buildings were constructed to accommodate the necessary growth in City services, some of the interior areas of the building were redesigned to facilitate adapted uses. For example, the former jail and garage in the basement, and the former courtroom on the ground level, have been converted to office space. These and other minor changes in the interior design have been accomplished with no significant detriment to the building's historical and architectural integrity.

### 8. Statement of Significance

The Burbank City Hall is historically significant for its association with the wartime era of accelerated growth of many Southern California cities (1941-1945), as local aircraft and movie industries expanded their production capabilities to meet wartime needs. Local governments were called upon to rapidly upgrade public facilities and offer expanded services, as well as to coordinate growth and beautify the cities. The Burbank City Hall was built not only to provide additional work space for municipal operations, it was intended to symbolize Burbank's emergence into this modern era, and to provide the residents with source of civic pride. While the Burbank City Hall was originally to have been a WPA-funded project, it ended up being

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# National Register of Historic Places Continuation Sheet

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funded by the City and built by City employees when the WPA program was terminated due to other wartime needs. Designed by the architects William Allen and George W. Lutzi in 1941. the classic Moderne style building, with its decorative fountain, has been in continuous use as the administrative center of the City since it was completed in 1943 .

### Historical background and significance — Politics/Government

Prior to the WW II era, Burbank was a quiet community that was primarily noted for the presence of Lockheed Aircraft Corporation, the Walt Disney Studios and Warner Bros. Studios. With the advent of the war, Lockheed doubled its production levels during a one-year period and the studios began producing a steady stream of war films. As these industries grew, public infrastructure and housing, which has been sufficient to meet the pre-war needs, quickly became inadequate to accommodate the rapidly growing industries and their employees. A new City Hall was needed not only to consolidate the various City operations in one building, which was no longer possible in the undersized and outdated facility that had been built in 1916, the city leaders also wanted a new municipal center that would symbolize the prosperity and renewed energy that the growth had brought. The well-known architectural team of William Allen and W. George Lutzi was awarded the commission for the project, which the Federal Works Agency, Works Project Administration (WPA) of Southern California had agreed to fund. Shortly after construction began, however, the WPA program was terminated because of other wartime demands. With the exception of the initial \$10,000 in labor donated by WPA, and some of the more specialized work done by craftsmen, the entire building was completed with City funds and by City employees. That this landmark building of the era was built independently with City resources added to the amount of civic pride that this building engendered upon its completion.

Until postwar growth necessitated the development of additional municipal facilities, the new City Hall with its comprehensive mixture of uses was the center of local government. It was possible to simultaneously respond to a fire, book and incarcerate a criminal, treat a broken bone, fix a faulty carburetor, conduct a marriage or a trial, as well as carry on the normal administrative business of the City, all under one roof. The west wing of the basement level contained an emergency hospital with wards for men and women, the Health Department office, and nine individual jail cells and desk sergeant's quarters. The City Garage occupied the center area of the basement level, and the east wing housed the Civilian-defense control rooms and the Fire Department alarm headquarters. Although the current uses that occupy the basement level are

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# National Register of Historic Places Continuation Sheet

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dissimilar to the original ones, one of the former uses is still evident in the Records Center where the old jail cells are now used for storage rooms.

Originally, the rooms on the first-floor west wing contained the offices of the Police Chief, the Police Identification Bureau, the City Court Room, the Court Clerk's office, and the Police Judge's office. These areas were subsequently converted to the offices of the Treasurer, City Attorney, and City Clerk in 1955 when the new County Court Building was built nearby. The rooms on the first-floor east wing originally held the Public Service and Building departments; they are now used for Personnel and Housing offices. The west wing of the second floor continues to be utilized as the Council Chambers, with seating for approximately 85 people, while the offices of the Mayor, Council members, and City Manager occupy the east wing, as they originally did.

While the continued growth that Burbank experienced after the war eventually necessitated the development of additional municipal facilities, and resulted in the decentralization of City offices, the City Hall continues to be the focus of local government activity.

### Historical background and significance — Architecture

The Streamline Moderne style of architecture evolved from the more decorative Art Deco style of the Moderne movement as a result of the scarcity of funds during the Depression Era, and the elevation of the machine as an aesthetic model. Despite the Depression, the Los Angeles area continued to grow, and buildings needed to be built without the additional cost and showiness of the Art Deco style. At the same time, the International movement and the growing appreciation of industry and machinery prompted a union of the Moderne style and the basic classical balanced and symmetrical form, which became known as the P.W.A. Moderne. This style typically had windows arranged as vertical recessed panels; utilized smooth and flat exterior surfaces, with terra cotta used for ornament; used smooth, polished stone both inside and out; and relief sculpture and interior murals were often incorporated. With the advent of the war in 1941, as resources were diverted to other uses, construction slowed down and the P.W.A. Moderne era came to an end. The Burbank City Hall was one of the last projects of this architectural style in the Southern California area, if not the last.

The noted Southern California architects William Allen and W. George Lutzi were



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commissioned in 1941 to design a building that would symbolize the vitality and growth that was occurring, and at the same time, to create a functional and aesthetically pleasing building that would serve as a source of pride for the community. It was intended to incorporate the classic and strong lines of a government building with the modern industrial image that was exemplified by the nearby aviation industry. The Burbank City Hall was to become the finest example, among the many projects that Allen and Lutzi designed in the Los Angeles area, of their ability to incorporate utility and aesthetic quality into a governmental/public facility. While the diversity of building types within the LA area attributable to Allen and Lutzi (including a community of 200 war apartments, known as the "Banning War Time Auto Court"), makes it difficult to categorize their works, or to identify phases of their careers, this building is recognized on its own qualities as a meritorious example of period architecture.

In addition to the building itself, the architects also designed the courtyard entrance fountain. As described earlier, the fountain has multi-level pools of water that cascade over decorate, black and turquoise colored tiled features. Jets of water surround the large, central fountain and together with the surrounding tropical landscaping, provide a transition between the building and the adjacent sidewalk.

Two notable art works by the famous muralist Hugo Ballin (1879-1956), *Four Freedoms* and *Burbank Industry*, are prominently displayed within City Hall. *Industry*, which was reduced in size to its current 12 x 8 foot dimensions to accommodate the 1961 addition of the adjacent Municipal Services Building, is immediately visible upon entering the main doors. *Freedoms*, which measures 22 x 11 feet, fills the wall immediately behind the City Council dais in the Council Chamber. Depicting the Four Freedoms, as enunciated by President Roosevelt and Winston Churchill in the Atlantic Charter, the mural embodies the idealism of the Freedoms in four majestic symbolic figures, beneath which are pictured in convincing manner the expressions of those freedoms as found in everyday American life. Both murals have been well cared for. Hugo Ballin, in addition to being well known for his many murals around the Los Angeles area, including those at the Griffith Observatory, the Times-Mirror Building, and at One Bunker Hill, was also a noted writer, as well as a stage designer and motion picture producer.

## 9. Bibliography

Perry, E. Caswell. *Burbank: An Illustrated History*, Windsor Publications, 1987.

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9,10 Page 6

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Pomeroy, Vance David. *Burbank Historical Society Preservation Package: Case Files and Recommendations*: University of California, Los Angeles, 1987.

### 10. Verbal Boundary Description

Lots 1, 3, 5, 7, Block 52, Town of Burbank Tract; County Recorder Map Record 17-19-22.

### Boundary Justification

The area described above includes the City Hall building, the courtyard fountain, and the adjacent landscaping. The area does not include the 1961 Municipal Services Building located to the north; although, approximately half of the 30-foot long, second-story pedestrian bridge that connects the two buildings is within the bounded area. The perimeter of the property corresponds to the actual lot lines of the site: the Olive Avenue side (south) and the Third Street side (east) are defined by the street rights-of-way; the northern side is defined by the rear property lines; and the west side by the adjacent lateral alley.

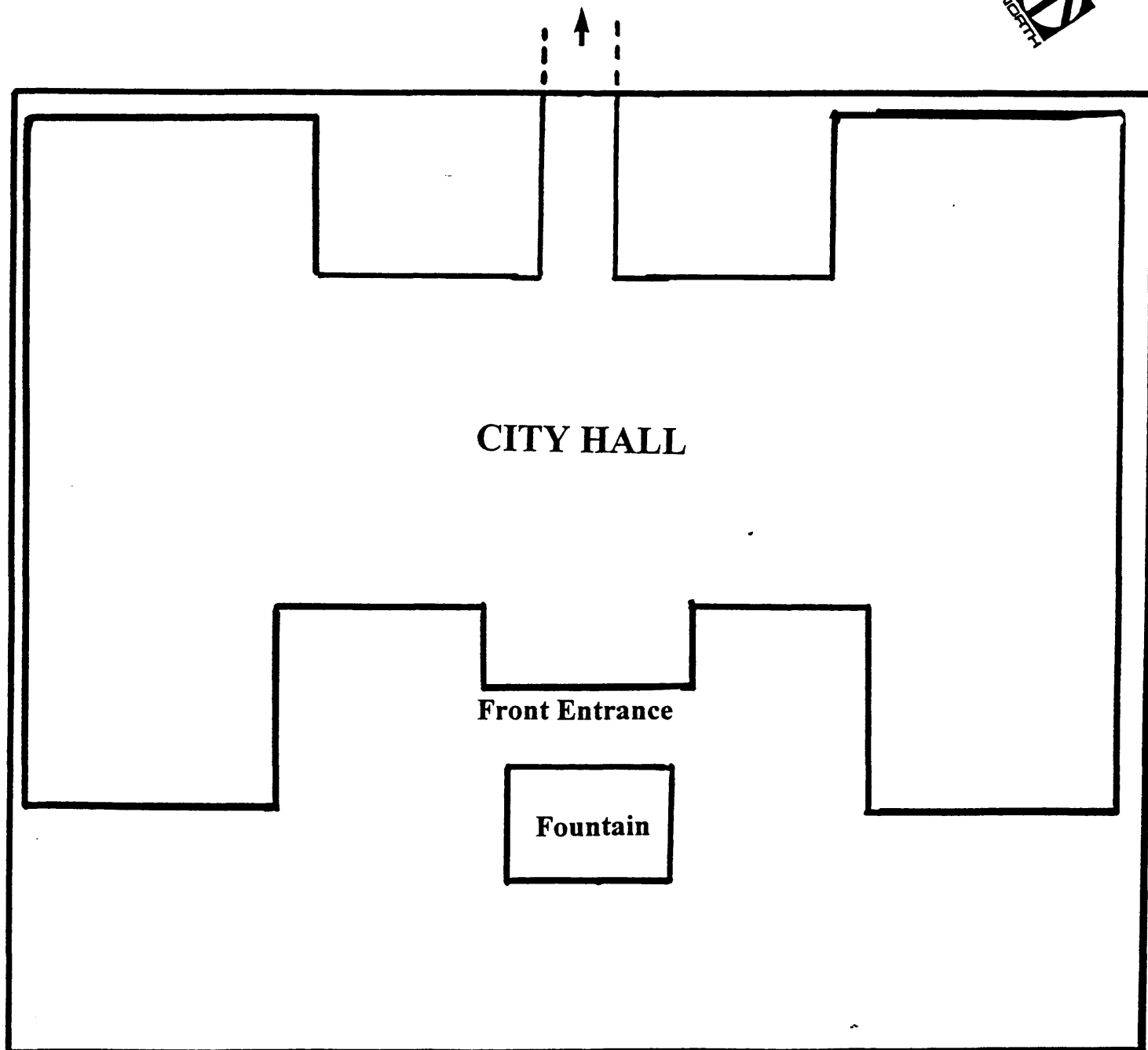
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# National Register of Historic Places Continuation Sheet

City Hall - City of Burbank  
Los Angeles County, CA

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

(To Municipal Services Building)



Scale: 1" = 25'

Olive Avenue