

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018A

ALINE BARNSDALL COMPLEX

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Aline Barnsdall Complex

Other Name/Site Number: Hollyhock House
Olive Hill
Barnsdall Park (post-1927)

2. LOCATION

Street & Number: 4800 Hollywood Boulevard

Not for publication:

City/Town: Los Angeles

Vicinity:

State: California County: Los Angeles Code: 037

Zip Code: 90027

3. CLASSIFICATION

Ownership of Property

Private: \_\_\_
Public-Local: X
Public-State: \_\_\_
Public-Federal: \_\_\_

Category of Property

Building(s): X
District: \_\_\_
Site: \_\_\_
Structure: X
Object: \_\_\_

Number of Resources within Property

Contributing

3
3
6

Noncontributing

2 buildings
sites
structures
objects
2 Total

Number of Contributing Resources Previously Listed in the National Register: 2

Name of Related Multiple Property Listing: N/A

Designated a
National Historic Landmark

MAR 29 2007

by the
Secretary of the Interior

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**4. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act of 1966, 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.

\_\_\_\_\_  
Signature of Certifying Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of Commenting or Other Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

**5. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain):

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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**6. FUNCTION OR USE**

|  |  |
|--|--|
| <p>Historic: DOMESTIC</p> <p>DOMESTIC</p> <p>RECREATION and CULTURE</p>  | <p>Sub: Single Dwelling<br/>Aline Barnsdall Residence<br/>Residence "A"<br/>Secondary Structure<br/>Garage<br/>Outdoor recreation<br/>Garden terrace<br/>Animal cages<br/>Spring house and streambed</p> |
| <p>Current: RECREATION and CULTURE</p> <p>EDUCATION</p> <p>LANDSCAPE</p> | <p>Sub: House museum<br/>Museum<br/>Theatre<br/>Outdoor recreation</p> <p>Municipal art academy</p> <p>Park</p>  |

**7. DESCRIPTION**

ARCHITECTURAL CLASSIFICATION: MODERN MOVEMENT/Wrightian

**MATERIALS:**

Foundation: Cast concrete water table  
Walls: Hollow clay tile, stucco, and concrete  
Roof: Asphalt composition  
Other: Cast concrete ornamentation

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**Summary**

The Aline Barnsdall Residence (a.k.a. "Hollyhock House") and associated buildings and structures are nationally significant as part of Frank Lloyd Wright's remarkable first commission in Los Angeles, California. The project's centerpiece was oil heiress Aline Barnsdall's sprawling residence, largely built between 1919 and 1921. The ponderous visual character of Hollyhock House overtly expressed Wright's transition away from the dwellings of Wright's "First Mature" or "Oak Park" period (1900-12), yet it was the building's more understated elements that had an impact on later residential design. Hollyhock House was a high-profile benchmark in the evolution of American domestic space planning, for which Wright adopted and synthesized certain characteristics that became strongly associated with California houses, most particularly the intimate links between indoor and outdoor living. As such, the Aline Barnsdall House stands as a watershed moment in the continuum of Wright's work and was one of a group of sixteen Wright buildings singled out in 1959 by the American Institute of Architects and the National Trust for Historic Preservation as his most important "to the nation...which ought to be preserved in their original form."<sup>1</sup> The house retains a high degree of physical integrity because of careful stewardship that has responded to challenges ranging from daily use and visitation to earthquake damage. With Hollyhock House as the focus, Wright and Barnsdall's scheme for developing the Olive Hill tract included an array of auxiliary buildings and structures of complimentary design. Only a handful were realized before the venture began to unravel including: the Garage/Chauffeur's Quarters, Animal Cages, Residence "A", the Spring House and dry streambed, and the Schindler Terrace. These extant buildings and structures are nationally significant as physical records of Wright and Barnsdall's singular vision for Olive Hill, and although presently in various states of preservation, all retain key physical features that demonstrate both individual importance and group cohesion. Similarly, the overall landscape of Barnsdall Park maintains fundamental and character defining attributes, such as important vistas, present when Aline Barnsdall gifted the property to Los Angeles in 1927.

**Describe Present and Historic Physical Appearance.****Site and Location**

Barnsdall Park is sited on the crown of Olive Hill located at the eastern edge of Hollywood, California. The original tract, bordered on the west by Edgemont Street, on the north by Hollywood Boulevard, on the east by Vermont Avenue, and on the south by Sunset Boulevard, was "subdivided as a superblock, occupying roughly the area of four adjoining conventional city blocks."<sup>2</sup> The hill was in the northwest quadrant of this superblock. The summit of that hill and the north slope fronting on Hollywood Boulevard comprises Barnsdall Park. The Aline Barnsdall Residence with its garage and animal cages is sited on a north south axis on the crown of Olive Hill with the principal view to the west. Residence "A" is on the north slope with a view to the north. The

<sup>1</sup> See Aline Saarinen, "Preserving Wright's Architecture," *New York Times*, April 19, 1959, X-17; "Watch on Wright's Landmarks," *Architectural Record* 126 (September 1959): 9; Anne E. Biebel et al., "First Unitarian Society Meeting House," National Historic Landmarks Nomination (Washington, DC: U. S. Department of the Interior, National Park Service, 2004), 17-18 n. 27. The list included: W. H. Winslow House, River Forest, IL; Frank Lloyd Wright Home and Studio, Oak Park, IL (NHL, 1976); Ward Willitts House, Highland Park, IL; Frederick C. Robie House, Chicago, IL (NHL, 1963); Aline Barnsdall "Hollyhock" House, Los Angeles, CA; Taliesin, Spring Green, WI (NHL, 1976); "Fallingwater," Bear Run, PA (NHL, 1976); S. C. Johnson & Son, Inc., Administration Building, Racine, WI (NHL, 1976); Taliesin West, Phoenix, AZ (NHL, 1982); Unitarian Meeting House, Madison, WI (NHL, 2004); S. C. Johnson & Son, Inc., Research Tower, Racine, WI (NHL, 1976); V. C. Morris Shop, San Francisco, CA; H. C. Price Tower, Bartlesville, OK; Beth Sholom Synagogue, Elkins Park, PA; Solomon R. Guggenheim Museum, New York, NY; and Paul R. Hanna House, Palo Alto, CA (NHL, 1989). Sometime between 1959 and 1964, Unity Temple in Oak Park, Illinois (NHL, 1970) was added to the list, making a total of seventeen buildings. See R. R. Cuscaden, "Frank Lloyd Wright's Drawings, Preserved," *Prairie School Review* 1 (1964): 18.

<sup>2</sup> Levin & Associates, *Barnsdall Park Historic Site Survey*, unpublished report for the Department of Recreation and Parks, Los Angeles, California, 1995, 8.

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Schindler Terrace is sited on a slope below the west façade of the main house while the Spring House and dry streambed are located slightly to its southeast.

**Contributing Resources****Aline Barnsdall Residence****Exterior**

The 6,000 square-foot house is most distinguished by its contrast between unadorned surfaces and highly decorative friezes composed in large part of an abstracted hollyhock motif. The weighty and monumental presence of the canted upper walls and stylized decoration invite comparison to pre-Columbian temple architecture. Its walls are made up of hollow clay tile to a height of 6'-6" and wood frame above, all of which is stuccoed. The building's flat roofs double as a series of multilevel terraces.

The house's overall dimensions are approximately 121' x 99', not including the ground-level terraces. The house is visually anchored by a continuous cast concrete water table projecting from the plane of the lower portion of the wall on which sits a lower section of wall smoothly rendered in stucco and pierced at various points by window and door openings. Above this section of wall, at heights varying from 6'-6" to 8'-0" above the water table, is a plain cast concrete belt course that forms the base for the cast concrete frieze bearing an abstracted hollyhock motif. Above the frieze, the wall cants inward at approximately ten degrees, extending above the plane of the flat roof to become a parapet.

Walls, varying from 2'-6" to 10'-0" (depending on the grade), extend outward from the building mass to enclose terraces. They are composed of various materials, including brick and hollow clay tile, all covered in stucco. The water table and caps are of cast concrete. Large cast concrete plant boxes decorated with a variant of the hollyhock motif are positioned at the ends of some of the walls.

**North Elevation:**

A roofed, tunnel-like loggia extends approximately 68'-0" from the motor court to the entrance vestibule on the house's north side. It is raised five steps above the level of the motor court (originally six, but the lowest step is now covered by a buildup of macadam). An area just outside the main doors, measuring 3' x 8', is defined by cast concrete walls corbelled upward, and a floor and ceiling of the same material. A wood and translucent glass fixture incorporating the hollyhock motif is recessed into the ceiling.

**West Elevation:**

A balcony (4' x 12') projects from the west end of the living room and overlooks a square concrete reflecting pool. Flanking raised terraces enclosed by low walls are set back from this living room wall. Access to these terraces is provided by doors in alcoves on either side of the living room and steps up from the lawn.

**South Elevation:**

This elevation features three private terraces—the conservatory terrace, inner terrace, and outer terrace—raised up from the lawn and only accessible through the house. A spacious balcony extends outward from the house's second-story master bedroom, forming a roof for the enclosed first-floor playroom, which features leaded art glass windows.

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**East Elevation:**

The east terrace is raised three steps and borders one half of the circular pool, a portion of which extends underneath the bridge that connects the two wings of the house.<sup>3</sup> A massive projecting bay is fenestrated in wood-framed leaded art glass.

**Inner Courtyard:**

The house has a second full story carried on steel beams over the open east end of the central courtyard, forming a covered outdoor area approximately 16' x 26'. A wood frame pergola whose opening are filled with glass extends along the south side of the central courtyard. Wood-framed, glass sliding doors (originally bi-fold doors) separate the central courtyard from an enclosed porch on the west side. To the north of these doors stands a concrete staircase giving access to the roof terraces, which is decorated with a pair of cast concrete finials bearing the hollyhock motif. The courtyard's north side is composed of an open colonnade made up of piers topped by cast concrete hollyhock capitals.

Except where otherwise noted, the window units at Hollyhock House are oak-framed, glazed casements that open outward. The casings are square cut and plain. These characteristics also apply to French doors that are approximately 6'-6" tall, extending up to the concrete beltcourse at the base of the exterior hollyhock frieze. Many of the doors and windows are set directly into the concrete walls and piers and fitted into grooves cut into the concrete.

The roof is supported by "scissors" trusses set at 16' intervals, which are built up with wood studs supporting a membrane roof—originally composed of wool roofing felt covered with coal tar pitch and a painted canvas cover. Nearly all the roof was designed to be used as terraces with access from the central courtyard and the master bedroom. Five staircases with wood treads and risers provide connection between the different terrace levels. The sides of the stairs are of stucco and typically articulated by pairs of recessed plant boxes and cast concrete hollyhock motif finials. An 18" to 22" high parapet surrounds the main roof, with water being conducted away from the roof by internal drains rather than exposed downspouts.

**Interior**

The U-shaped floor plan of the Aline Barnsdall Residence appears to have a fluid disposition while actually having defined and carefully planned axes. The east-west and north-south axes for the interior spaces extend outward into the landscape as part of the integrated master plan for Barnsdall's performing arts complex (never completed in its entirety) and reduce the boundaries between interior and exterior. The primary north-south access extends along the entrance loggia, into the entrance hall with its low ceiling, and out onto the porch. The entrance hall gives access to a bathroom (on the immediate left and removed in 1946, providing space for a staircase leading to new basement restrooms; to the dining room (on the left, three steps above the entrance hall with kitchen and servants quarters behind); to the music room and living room (on the right, through glazed French doors set in a wood grille); and to the porch (directly ahead).

The dining room has built-in storage drawers flanking the double swinging doors leading to the kitchen. The south wall contains four pairs of French doors leading to the colonnade bordering the central courtyard and a pattern of fenestration repeated on the dining room's north wall with four pairs of leaded glass casement windows. The ceiling height is lower over the table, sloping upward over circulation areas. Wright designed the present ceiling fixture in 1946. Beyond the dining room to the north is a galley kitchen, created in 1946 by

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<sup>3</sup> Originally a water course led from this pool through the central courtyard flowing under the house and into a pool bordering the living room fireplace hearth. From there it proceeded underneath the house re-emerging in the square reflecting pool beyond the west end of the living room. The three pools are extant but Barnsdall disconnected the water system shortly after moving in due to a disagreeable odor caused by algae growth.

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Lloyd Wright in the location of the original. At the kitchen's far end, a door accesses the servants' dining room, two bedrooms, and one bathroom. A staircase also leads downward to the service entrance door and the basement.

The music room originally featured built-in wood cabinets: one on the east wall designed to house Barnsdall's Victrola and records and two flanking the leaded art glass window on the north wall. They were eliminated in the 1946-48 renovation. As part of the 1974 rehabilitation, Wright replicated the cabinets and grille. Glazed French doors with leaded art glass sidelights lead to the music room terrace.

The living room is located one step below the adjacent spaces and has a sloped ceiling accented by oak moldings along its joints. An abstracted bas-relief sculpture composed of curves and geometric linear patterns in cast concrete units dominates the fireplace, the room's focal point. The hearth is bordered in gold tiles and surrounded by a moat, originally watered, but currently dry; a leaded art glass skylight over the fireplace adds further drama. French doors in the west wall open to a small balcony overlooking the lawn and gardens on the west side of the house. A glazed door in the south wall, just west of the fireplace, leads to the living room terrace. Open alcoves to the north and south of the living room, the music room and living room alcoves, respectively, each contain a set of west-facing French doors giving onto the symmetrically located, raised outdoor terraces flanking the living room. All of the living room doors, windows, and fixed sidelights, both interior and exterior, feature leaded art glass panels.

A private study is located to the south of the living room alcove, and has only one point of interior access—through a short hall at the far end of the porch. This corridor also provides access to a small conservatory. Both rooms have exterior doors to the study terrace; the conservatory also has a small terrace of its own to the south.

The gallery was originally divided into two en suite guest bedrooms, reached by the glassed pergola situated on the south side of the interior courtyard. The California Art Club removed the rooms and their partitions in 1927, creating a spacious gallery, which was altered by Wright in 1946 and slightly modified again in 1974. Wright eliminated the clerestory windows on the north wall, tiled the floor in cork, covered the walls with combed plywood, and installed fluorescent light fixtures. The third round of changes replaced the cork flooring with hardwood and fabric-covered light panels with Plexiglas, and added eight Plexiglas fluorescent ceiling fixtures, again designed by Lloyd Wright.

The pergola located between the gallery and the courtyard was originally wood-framed infilled with glass, all of which was removed in 1946. In 1974, the structure was replaced and topped by a new, wire-glass roof and an translucent plastic panel ceiling installed to conceal new fluorescent light fixtures.

The first floor rooms at the end of the south wing were intended as a bedroom suite for Aline Barnsdall's young daughter, Betty, also called "Sugar Top." It included a large bedroom with a screened dressing area, a playroom to the south enclosed with casement windows bearing art glass panels, a bathroom, and room for the nurse. The fireplace, one of three in the house, has a surround of simple geometric cast concrete units.

The second floor of the residence extends along the east side of the house, bridging the open end of the central courtyard on the ground floor. A narrow staircase just outside Betty's bedroom provides access to the upper level containing a master bedroom on the south end and a guest bedroom on the north. Barnsdall engaged Rudolph Schindler to finish these rooms. Wright removed Schindler's contributions in 1946—a window in the west wall next to the fireplace and a wood screen separating the sleeping alcove from the rest of the room. The fireplace in this room features a simple geometric surround of cast concrete units. The floor is bi-level with the sleeping alcove on the east side two steps below the rest of the room and awash in light from floor-to-ceiling

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leaded art glass windows. French doors with leaded art glass in the south wall lead to a balcony located over the first floor playroom. A door in the west wall to the north of the fireplace opens onto a stair up to the roof terraces. The suite also includes a bathroom and a trunk room. A long hall, with natural light introduced through three clerestory windows leads to a guest bedroom and bathroom. This room also has a glazed door with access to the roof.

Flooring material throughout is 1"-wide tongue-and-groove oak planks over a sub-floor and wooden joists. The exception to this is the porch's concrete floor and the cork floor in the kitchen. The living room has perimeter toe molding consisting of a rectilinear lower section topped by a simple bevel. A variation of this floor molding is repeated in the master bedroom.

Interior, non-bearing walls are typically stud-framed finished in plaster. The dining room walls are finished with genizero (*enterolobium cyclocarpum*) hardwood paneling, composed of vertically-oriented panels, 11"-wide, separated by a 7/8"-wide decorative band recessed into the face of the panels.

The living room has a 2'-high oak wainscot divided into two horizontal bands by a decorative trim that is used throughout the house. This trim, 7/8"-wide and recessed from the surface 1/2", is composed of a connecting series of octagonal shapes. A 13"-wide, applied oak molding on the living room's east wall extends upward from the base at the corners of the room to the projecting soffits and miters over the French doors as an architrave. An 8"-high oak fascia is used to conceal the light coves.

The ceiling finishes are typically of plaster. The living room and library have hipped ceilings. Lower projecting ceilings, extending from related areas, penetrate into the higher ceiling of the living room and continue around the periphery to become concealed light coffers or coves. Sloping ceilings are found in the dining room, gallery, and kitchen.

The residence contains custom fixtures and ornamental features throughout. These include built-in hardwood cabinets, bookshelves, furniture, and screens. All of the principle rooms have windows and some doors with elaborate, geometric designs in leaded art glass designed specifically for the house. The pattern incorporates small pieces of white, violet, or green glass in combination with clear glass. Skylights in the living room and the master bedroom feature similar art glass.

Surviving Wright-designed furnishings are an integral part of the integrity of the Aline Barnsdall Residence. The complete dining room suite includes an in situ table and six chairs. The living room includes an original side table, three side chairs, and one upholstered chair. The remainder of the living room pieces—sofas, tables, chairs and torchères—were accurately reproduced, including upholstery fabric, and installed in 1990. A replica of the original carpet was installed in 2005. This mixture of original and accurately reproduced furniture and textiles in the primary public rooms now fully convey the architect's aesthetic sensibilities as applied in the original commission.

Hollyhock House suffered damage from the effects of the 1994 Northridge Earthquake. The resulting condition also emphasized the vulnerability of the house, which lacked any seismic stabilization. Seismic retrofitting required achieving a connecting bond between the walls and roof. This was accomplished by inserting structural steel and anchors at the joint of wall and roof (e.g., steel angles held in place with steel clips brace and connect the walls to the roof). Additionally, steel beams were inserted behind the living room soffits to provide stability. The structural reinforcement was designed to be completely invisible and improve seismic performance. Originally, the cast concrete decorative frieze units were not securely fastened to the building (merely held in place by a mudded mortar joint and gravity) making them vulnerable to being dislodged in an



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earthquake. These units were reinstalled using a steel pin to physically attach them to the house. For the entrance loggia, each column was given a new concrete footing. A four inch core was then drilled through each column from the top and a steel rod was inserted that was tied to both the new footing and the roof. The resulting structural reinforcement is completely invisible. The house still needs to be bolted to the foundation and this final stage of seismic stabilization will occur in the next phase of restoration.

**Garage/Chauffeur's Quarters****Exterior**

The overall dimensions of the garage and chauffeur's quarters are approximately 23' x 74' including a covered porch on the east façade. The automobile court is located on the house's south side, at grade with the first floor of the house. Sited on a hill, it drops to two stories at the rear (north), where a door provides access to the basement, located under the former chauffeur's quarters. The building resembles the main house. It is visually anchored by a projecting cast concrete water table at grade with wood-framed walls above covered in stucco. As with the house, a simply articulated, cast concrete beltcourse encircles the building providing a base for a cast concrete frieze consisting of a repeated, abstract motif. The upper section of the wall cant inward approximately ten degrees above the frieze, creating a parapet above the flat roof.

Automobiles were originally parked in three bays on the south side, each approximately 8' wide and currently shuttered with plywood. Pairs of glazed doors originally closed-off each of the bays. The entrance to the chauffeur's quarters is raised up four steps from the auto court to the east of the garage bays, defined by a stucco wall surmounted with a cast concrete cap.

On the south elevation stands a partially covered porch measuring approximately 20' x 17'. It is raised up two steps from ground level and divided from the entrance to the quarters by a planter. The porch can also be accessed from a wood staircase located just inside the basement-level exterior door on the building's north side. This door is recessed from the north wall and embellished with cast concrete geometric forms.

The fenestration in this building is minimal and, except for some of the window frames, consists of new materials.<sup>4</sup>

**Interior**

The interiors of the garage and chauffeur's quarters have undergone numerous modifications since construction. In 1962-63, the east bay of the garage was reconfigured to provide access to the women's rest room, which was installed with a men's restroom in the space of the former quarters. These restrooms have been closed since 1990.

The other garage bays are also changed and currently divided into an office, mechanical room, storage area, and kitchen. An original half-bathroom survives adjacent to the west garage bay.

The single basement room has original walls and poured concrete floors, possibly original.

**Animal Cages**

A pergola-like structure of sixteen enclosures (animal cages) extends northward from the house to the northeast corner of the garage. The cages are 180' x 6' overall, divided into fifteen cages, each approximately 4' x 10',

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<sup>4</sup> The promised gift of an original leaded glass window from the north façade of the garage will allow for accurate recreation of these windows.

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and a storage area. Each of the cages rests on a poured concrete water table that repeats the design of the residence and garage. They are separated by stucco walls that support a flat roof. The walls extend through the roof to support a decorative wood grid. The four on the north end are partly enclosed on the east and west sides leaving an open doorway. The floors are reinforced concrete slabs.

The appearance of the animal cages has been altered with the removal of screening materials and doors. Wright's plans named specific animals; however, the extent they actually fulfilled this intended function is not known. Anecdotal evidence suggests the presence of a petting zoo in the late 1920s that included a llama. Regardless, they function as an original physical link between the residence and the garage and provide a visual boundary on the east side of the motor court, both aspects crucial to the property's historic character.

**Residence "A"****Exterior**

The overall dimensions of Residence "A" are approximately 67' x 45' including the balcony on the north elevation. It is a two-story building dropping to a full three stories on the north side with a small penthouse on top. The horizontal arrangement of multiple levels of wide, overhanging eaves comprising a cantilevered roof system most evident on the east, west, and south sides, clearly references Wright's early twentieth-century domestic work. The present wood balcony on the north elevation supported by posts replaces the original one that was cantilevered and covered in stucco. Myriad structural and non-structural walls extending out from the T-shaped building are enlivened by cast concrete ornamental bands running horizontally and vertically along the mass.

Like the house, Residence "A" is composed of both masonry and hollow clay tile finished in stucco, with some sections of wall framed in wood and covered in stucco. The exterior ornament is of cast concrete. An external wood staircase connecting the lawn with the second floor on the west elevation was added sometime prior to Historic American Buildings Survey documentation in 1965.

The principal entrance is on the west elevation via a courtyard floored with concrete pavers and through glazed double doors flanked by sidelights. Fenestration consists of painted wood-framed windows in a variety of sizes and muntin patterns. Single light, nearly square frames are common, as are vertically oriented rectangular frames divided horizontally into multiple lights. The horizontal emphasis of most window groupings, contrast sharply with the thin vertical lines of the studio windows on the north elevation.

On the north elevation, a group of five openings are embellished by frames of cast concrete. Each of the openings contains a fixed window composed of a single light over a glazed door divided into ten horizontal lights. The doors give access to the balcony.

On the west elevation the second story windows are organized in a long horizontal group framed by decorative bands of cast concrete. At center, three nearly square single light, top hinged, awning windows and a door (not original) are flanked by casement windows with vertical rectangular frames at each end, the latter having six lights horizontally divided. The west elevation also contains a series of casement windows, each of which is divided by two vertically-oriented wood muntins. A narrow band of clerestory windows is also used.

The many roof planes are flat and constructed of wood joists, wood sheathing, and finished in a composition material. Parts of the east and west elevation and the whole of the north elevation are bordered by a projection of stucco over masonry walls forming a parapet. The south wing presents a contrast of horizontal, cantilevered roof planes. The facias are painted softwood and the soffits are finished in plaster. A continuous band of

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ornamental cast concrete extends around the south elevation walls under the eaves and continues down around the jambs of the window openings.

Two small additions have been erected on the west elevation adjacent to the driveway, abutting the north retaining wall. They are frame construction covered with stucco. Additionally, a prefabricated metal storage shed, with an attached wood cabinet, on a poured concrete pad is located on the opposite side of the driveway.

**Interior**

The building is T-shaped, with a large double-height room taking up most of the "cross" of the "T" on the north, and two stacked work rooms, and utility and circulation spaces filling the rest of the building's upper two stories. The orientation and fenestration take maximum advantage of views northward to the Hollywood Hills.

The entry hall has a low, 7' ceiling and an exposed concrete floor composed of a random pattern of rectangular concrete pavers separated by wide joints, similar to that used in the entrance courtyard. Directly ahead and two steps down is an office with a small brick fireplace. To the right are doors to a service room and a large work room (originally a bedroom). On the left are the double doors to the living room, which opens from a single-story area just inside the double doors (under the dining room balcony) to a two-story studio flooded with light from the five vertical groupings of doors and windows. Opposite this fenestration stands a closed-up brick fireplace and stairs up to the second floor. The second floor features a dining room overlooking the studio living room, an adjacent kitchen, a large room created from two original bedrooms, and a storeroom. Stairs up from the second floor passage access a windowed penthouse on the roof.

Flooring material is typically 1" x 2 1/4" maple, tongue-and-groove random planks on wood joists. The basement is exposed concrete. The structural walls are plastered masonry. Non-bearing walls are wood stud and plaster. The ceilings are typically plaster finished. The entrance hall has a cornice made up of a cast concrete ornamental band. The living room ceiling has a double band of wood molding around its perimeter.

Modifications to Residence "A" for accommodating art classes began shortly after Aline Barnsdall gave the property to the City of Los Angeles. The major modifications have included the aforementioned expansion of the two bedrooms into one room, the addition of a second story exit with exterior staircase, and the addition of cabinets and shelves. These modifications are reversible. Residence "A" has not been in use since 2000 and awaits restoration. Securing funds to generate a historic structures report is currently the top priority for site administrators.

**Spring House and Dry Streambed****Exterior**

Set into a hillside to the southeast of the main house near the Junior Arts Center, the Spring House's overall dimensions are approximately 10' x 18'. Consistent with the Barnsdall Residence, it is visually anchored on a projecting, cast concrete water table. The walls above the water table are brick covered in stucco. A simple, rectilinear cast concrete beltcourse extends from the midpoint of the east wall, around the south (front) to the midpoint of the west wall. As with the main house and garage a decorative cast concrete frieze surmounts the beltcourse, in this case composed of abbreviated versions of the hollyhock motif. Above the frieze, the wall cants inward at approximately ten degrees, extending above the flat roof to form a parapet. A stair located along the west (side) wall leads down to the door in the south wall. Cast concrete geometric decoration surrounds the entrance.

A 9"-wide trough exits the Spring House to the right of the door, jogs to the right, and connects to a cast

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concrete pool measuring approximately 6' x 11'. Wright's original plan called for a cascade emptying into a large pool sited near the edge of the property. A dry streambed extends to the southeast from the exterior pool (under a raised terrace) and is believed to be part of the original Wright landscape scheme. In 1967, the Junior Arts Center was specifically sited to avoid the streambed.

**Interior**

A single room measuring about 6' x 12' contains a sunken, rectangular pool with a rounded end cast in concrete. Built-in cast-concrete benches flank the door in front of the pool. The sloped, gable-type ceiling is constructed of wood and plaster. Hollow steel beams have been inserted below the roof line on the interior on the east, west and south walls for seismic stabilization.

**Schindler Terrace**

The Schindler Terrace consists of a pergola/wading pool area on the north and a semicircular paved area on the south containing a fountain and bench, the two sections separated by lawn.

The covered entrance to the wading pool at the north end of the Schindler Terrace is a 9' x 10' area. The walls are composed of smoothly finished knit concrete blocks measuring 16" x 16", and the cantilevered roof is of reinforced concrete. The floor is poured concrete scored into sections 32" square.

The covered entrance leads to three stepped landings of poured concrete that descend toward the wading pool. A wood pergola cantilevers out from concrete-block piers on the first two landings. The pool is located below these landings. Its back (east) wall consists of a stepped cascade built of concrete blocks; water was introduced into the pool from a pipe at the top of the cascade. The basin of the pool, measuring about 30' x 60', is a single slab of poured concrete. A monumental, poured concrete plant box marks the edge of the northern, wading pool precinct. It sits on cast concrete blocks along the retaining wall that defines the entire landscape feature's eastern border.

The south end of the Schindler Terrace contains a paved area demarcated by a semicircular wall with a radius of approximately 20'-0". This wall is of cast concrete knit blocks with an integral concrete bench extending the length of the curvature. The focal point of this area is a fountain having a raised basin on a 32" cast concrete block pedestal. The stepped basin, paved in turquoise and gold tile with a bubbler, is roughly 38" x 52". It is of an irregular shape with one end rounded and the other pointed. This end of the terrace also includes an integrated plant box composed of concrete blocks.

The center section of the Schindler Terrace is lawn, with the paved north and south precincts physically connected by a retaining wall on the east with three integrated benches. This portion of the wall collapsed in the 1994 Northridge earthquake; the benches were salvaged and are currently in storage. The same earthquake also caused considerable cracking in all of the concrete surfaces, in addition to general degradation of materials due to weather and age. The Schindler Terrace has not yet been repaired. A historic structures report has been completed, but funding for the restoration is not in place.

**Noncontributing Buildings****Junior Arts Center**

The Junior Arts Center was completed in 1967 on the southeast slope of the hill below the Barnsdall Residence and adjacent to the Spring House. It consists of three structures united by a central tiled terrace. It was designed as a joint venture of Hunter and Benedict with Kahn, Farrell and Associates. It is architecturally compatible with the original buildings, but easily distinguished as a newer building.

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**Municipal Art Gallery**

The Municipal Art Gallery was constructed in 1971 to the north of the Junior Arts Center. It contains a 10,000-square-foot exhibition area and an auditorium and theatre. Wehmuller and Stephens designed this building, which is architecturally compatible with the Junior Arts Center and the original buildings, but distinguishable as separate construction.

**Integrity**

Barnsdall Park remains an idyllic oasis in the surrounding urban sprawl. Although comparatively remote during the period of significance, Wright still approached the site and buildings as part of a secluded sanctuary, a feeling that pervades the park to this day. The setting, most dramatically the westward view shed, has been preserved in spite of the later development of the peripheral property not included in Aline Barnsdall's gift. In the gift agreement, she specified that any new construction on the lots she still owned bordering the property's west side would be capped at sixty feet. Barnsdall and her heirs owned the property for about thirty years after the gift and the apartment development under their ownership adhered to the agreement and remains unchanged.

On entering the park, one accesses and circumnavigates the park using the Wright-designed ring road. An ancient pine tree adjacent to the semicircular outer terrace wall on the south elevation also contributes to the historic character of the site. Although nearly eight decades of use have seen the buildings, structures, and park landscape undergo maintenance and alteration, the site retains the character defining features and fundamental attributes present when Barnsdall gave the property to Los Angeles. Changes have not destroyed the historical associations that distinguish this property nor have they obliterated the topography, landscape or physical integrity of the two buildings and the two structures.

The primary building, the Aline Barnsdall Residence, retains a high degree of physical integrity. Although it has required extensive repairs, they have been done in a manner that has preserved the character defining features. Materials used in construction have, in many instances, deteriorated and required replacement. Where this has occurred the replacement has been with like materials. All exterior ornamentation was preserved during both the 1974 and the 2000 restorations. Interior materials have been replaced in kind when their condition did not permit restoration.

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**8. STATEMENT OF SIGNIFICANCE**

Certifying official has considered the significance of this property in relation to other properties:

Nationally: X Statewide:    Locally:   

Applicable National

Register Criteria:           A    B    C X D

Criteria Considerations

(Exceptions):               A    B    C    D    E    F    G

NHL Criteria:               4

NHL Theme(s):             III. Expressing Cultural Values

5. Architecture, landscape architecture, and urban design

Areas of Significance:     Architecture

Period(s) of Significance: 1919-1927

Significant Dates:         1921 – construction completed  
                                  1926-27 – property donated to the City of Los Angeles

Significant Person(s):     N/A

Cultural Affiliation:       N/A

Architect/Builder:         Wright, Frank Lloyd – architect  
                                  Wright, Lloyd – project supervisor/landscape architect  
                                  Schindler, Rudolph M. – project supervisor/architect  
                                  Neutra, Richard J. – project assistant (architect)Historic Contexts:         XVI. Architecture  
                                  S. Wrightian

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**State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.****Introduction**

The Aline Barnsdall Residence, also known as “Hollyhock House,” and its related buildings and structures located in what is now Barnsdall Park, were renowned architect Frank Lloyd Wright’s first commission in Los Angeles, California, and are eligible for listing as a National Historic Landmark under Criterion 4. Frank Lloyd Wright is considered by many to be the nation’s preeminent twentieth-century architect and, arguably, the most significant American architect of any age.<sup>5</sup> Wright secured this commission during the second major period of his long and varied career (1913-29), a period known most for textile block houses and a series of unexecuted designs. Aline Barnsdall’s house was the focal point of the planned complex and stands as his first residential design to visually depart from elements defining the many houses of his extremely prolific “First Mature” or “Oak Park” period (1900-12). His national and international renown during what has also been called Wright’s “First Golden Age” were based primarily on these residences and his confident departure from a design formula marks a key turning point in his development as an architect. Neil Levine explains that the Hollyhock House:

has the formality of the early Prairie Style but none of its domesticity. It is more explicitly regional and more specifically oriented to the natural forms of the landscape, yet is nowhere nearly as naturalistic and integral to its site as the two Taliesins or Fallingwater. Hollyhock House is transitional and prophetic. Its subject matter is nature, and the relation between building and landscape is expressed in a symbolic language that announces the major themes of Wright’s later work.<sup>6</sup>

In addition to being a pivotal building in Wright’s artistic development, Hollyhock House also influenced a succeeding generation of architects and residential builders.<sup>7</sup> Its relaxed, informal arrangement of interior spaces and garden rooms became a defining element of California houses and those later modeled on them. That the house was included in a group of sixteen Wright buildings singled out in 1959 by the American Institute of Architects and the National Trust for Historic Preservation for their invaluable contribution to American culture, further underscores the house’s cultural value to architecture and the arts.<sup>8</sup> The “Expressing Cultural Values” theme is also represented in the commission’s overall purpose as an integrated arts center and the physical expression of this purpose in the original buildings and structures as set within the overall landscape. Not inconsequentially, the project also engaged the talent of European-born Rudolph M. Schindler and Richard J. Neutra, young modernist architects who later achieved their own international renown in design.

**Frank Lloyd Wright and the Aline Barnsdall Commission**

Frank Lloyd Wright’s contributions and influence over architecture in this country, and across the globe, are perhaps unmatched by any other. A famous and at times infamous legend in his own long lifetime, Wright consistently concentrated on developing and promoting an “organic architecture,” a credo stressing the use of native materials and forms in a sensitive response to a building’s natural surroundings.<sup>9</sup> This concept manifested in different ways during his prolific career and had particular impact on how domestic space came to

<sup>5</sup> James Smith, *Barnsdall House* (London: Phaidon Press Limited, 1992), 42.

<sup>6</sup> Neil Levine, “Hollyhock House and the Romance of Southern California,” *Art in America* (September 1983): 154.

<sup>7</sup> Robert C. Twombly, *Frank Lloyd Wright: An Interpretive Biography* (New York: Harper & Row, Publishers, Inc., 1973), 157. See also “Retrospect” in Wright, *An Autobiography*, 256-57.

<sup>8</sup> Bruce B. Pfeiffer, *Letters to Clients: Frank Lloyd Wright* (Fresno, CA: Press at California State University, Fresno, 1986), 39. See also Aline Saarinen, “Preserving Wright’s Architecture,” *New York Times*, April 19, 1959, X-17; “Watch on Wright’s Landmarks,” *Architectural Record* 126 (September 1959): 9.

<sup>9</sup> For a concise summary of Wright’s thoughts about organic architecture see: Frank Lloyd Wright, “The Language of Organic Architecture,” *Architectural Forum* 98 (May 1953): 106-107.

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be defined among practitioners in America. He worked on well over one thousand projects including houses, offices, churches, schools, libraries, bridges, and museums. Of these projects, an estimated 430 were seen to completion (not including work that may have been done on projects with other principal architects) and a vast majority of these are still standing.<sup>10</sup> Wright pursued these projects during five chronological periods that provide a flexible structure for comprehending the constancy and change in his work over time. The divisions are as follows: Early Period (1890-1900), First Mature Period (1900-12), Second Period (1913-29), Third Period (1930-41), and Fourth Period (1941-59). Wright's Second Period was characterized by a great deal of energy and conceptual experimentation, but saw relatively few completed buildings when compared with earlier and later periods of his career. The Aline Barnsdall commission took a direction very much unlike the products of his First Mature Period; as Robert McCarter has observed: "nothing from Wright's earlier work prepares us for the series of heavy, massive forms that we find inhabiting the top of Olive Hill."<sup>11</sup> Hollyhock House in particular not only stood out from Wright's previous efforts, but also stood the test of time against his later works, eventually being considered one of the most significant buildings of his career.

Frank Lloyd Wright observed in his autobiography that Aline Barnsdall was "no ordinary woman" and Wright was certainly no ordinary architect.<sup>12</sup> They were introduced late in 1914 or early 1915 in Chicago, where she was co-director of a theater group.<sup>13</sup> After engineering a move to Los Angeles and upon a sizable inheritance from her father in 1917, Barnsdall more seriously engaged with Wright, but their interaction did not move beyond the preliminary concept and design stages until she purchased a site in 1919.<sup>14</sup> At the time of its purchase, the thirty-six acres that Aline Barnsdall acquired in Hollywood, California, was known as "Olive Hill," referencing both a solitary hillock rising approximately eighty-nine feet above street level as well as an olive grove on the site. Her initial motivation for the project was the construction of a theatre where she could produce avant-garde plays. The purchase of such a large parcel expanded her vision for a performing arts complex that would include: a theatre for live performances, a cinema, artist studios, retail shops, housing for actors and a director, and a personal residence. Wright and Barnsdall quickly finished the plans and launched construction in 1919; however, the ambitious project was never realized in its entirety.

While the interaction of strong personalities generated some of the conflict between the architect and the client, other issues also impacted progress. For the entire period he worked on the Barnsdall commission, Wright was also tied up with a lucrative and high-profile project in Tokyo, Japan—the Imperial Hotel (1916-22), leaving supervision first to his son Lloyd Wright and then to Rudolph Schindler. He noted in his autobiography that he was frequently and necessarily out of the country during construction of the Barnsdall Residence and the first of the complex's other buildings, but passed as much blame to others as he accepted for himself, targeting Schindler, the contractor, and even the client's "restless spirit."<sup>15</sup> Barnsdall halted the project and terminated Wright's services in 1921, at which time Residences "A" and "B" had been completed, but the second-floor interiors of her residence were still unfinished.

Frustrated and unhappy with the incomplete project, she determined to donate the house and a portion of the land to the city of Los Angeles. To that end she engaged Schindler to complete the upstairs interiors. When the city rejected her first offer, Barnsdall decided to improve the property and, in 1923, rehired Wright to design a

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<sup>10</sup> For a catalog of Wright's work see: William Allin Storrer, *The Architecture of Frank Lloyd Wright: A Complete Catalog* (1978; repr., Cambridge, MA: The MIT Press, 1995).

<sup>11</sup> Robert McCarter, *Frank Lloyd Wright* (London: Phaidon, Press Limited, 1997).

<sup>12</sup> Frank Lloyd Wright, *An Autobiography* (1932, 1943; repr., New York: Horizon Press, 1977), 249.

<sup>13</sup> Kathryn Smith, "Frank Lloyd Wright, Hollyhock House, and Olive Hill, 1914-1924," *Journal of the Society of Architectural Historians* 38 (March 1979): 18.

<sup>14</sup> *Ibid.*, 19-20.

<sup>15</sup> Wright, *An Autobiography*, 250-52.



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children's school that would have a focus on theater and the performing arts.<sup>16</sup> With an intended educational function and architectural program not unlike the much-lauded Avery Coonley Playhouse (1912) in Riverside, Illinois, Wright's drawings are titled "Community Playhouse;" however, the plan's distinctive "tail" ultimately gave rise to the "Little Dipper" moniker for the Wright project. Construction began on November 7, 1923, but municipal building inspectors halted work pending changes to meet building codes. Barnsdall refused to pay for these changes and cancelled the project. A complaint later filed by her contractor alleged: "work was suspended two weeks later, on November 22, after the foundations had been laid, 7,508 blocks had been cast, and 226 blocks had been set".<sup>17</sup> The work completed by November 22, 1923, likely survives as a retaining wall along the west and south slopes.<sup>18</sup>

The following year, Barnsdall turned to Rudolph Schindler, who used Wright's completed footprint and materials to finish the school site as a garden terrace. Schindler located a semicircular, walled court with a fountain at the sound end, and a children's wading pool opposite this feature on the north. Richard Neutra assisted Schindler with the planning and execution after the pair formed a casual partnership in 1925. With the terrace completed, Barnsdall offered the property to Los Angeles for a second time in 1927; the city accepted.

**The Impact of Hollyhock House on Domestic Architecture in California**

The Aline Barnsdall Residence is "the most widely known of Wright's West Coast designs," in part for its striking, pre-Columbian form and motifs, but more so for its layout and interaction with the landscape.<sup>19</sup> By applying the approaches to domestic space introduced and refined during his "Oak Park" years to the moderate California climate, Frank Lloyd Wright contributed a new housing prototype to the region, and ultimately the country as a whole. The informality seemingly inherent in the free-flowing living areas appealed to residents as did a goal to blur the division between indoors and outdoors through window walls and terraces, which made more sense in Los Angeles than in the suburbs of Chicago. With Hollyhock House, Wright crafted a high-profile example of open-space planning and integrated accommodation for indoor-outdoor living that informed his own later domestic work as well as that of other architects. These components became elemental features of "California type" houses built across the country in the mid-twentieth century. As with most architectural developments, Wright cannot be given full credit for these advances in domestic planning, yet the Hollyhock House was a tangible, successful, and particularly after 1927, accessible model for architects and builders working in California and elsewhere.

Wright was not the only American architect challenging the standard make-up of space in houses, but his design acumen and fame, put him ahead of his contemporaries in influence. With the houses of his First Mature Period, Wright "broke the box," creating nearly seamless connections between rooms and the outdoors. California's salubrious climate and Barnsdall's striking site presented Wright with ideal conditions to take this idea even further. Wright referred to his design for Hollyhock House as a "California Romanza," an expression that co-opted a musical term meaning "freedom to make one's own [form]".<sup>20</sup> The comfortable relationship between the house and the garden and the interconnected patterns of indoor and outdoor circulation provided for an extraordinary degree of functional versatility; the rooftop terraces that command magnificent views of the Los Angeles basin and the Hollywood Hills further expand this versatility. No other Wright domestic design more successfully blurs the boundary between interior and exterior space.

<sup>16</sup> Bruce B. Pfeiffer, *Frank Lloyd Wright Monograph, 1914-1923* (Tokyo, Japan: A. D. A. Edita Tokyo Co. Ltd., 1985), 172; Smith, "Frank Lloyd Wright, Hollyhock House...", 29-31.

<sup>17</sup> Robert L. Sweeney, *Wright in Hollywood: Visions of a New Architecture* (Cambridge, MA: Architectural History Foundation and the Massachusetts Institute of Technology, 1994), 49.

<sup>18</sup> Levin & Associates, *Barnsdall Park Historic Site Survey*, 48.

<sup>19</sup> David Gebhard, *Romanza: The California Architecture of Frank Lloyd Wright* (San Francisco: Chronicle Books, 1988), 13.

<sup>20</sup> Wright, *An Autobiography*, 250.

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In the decades following high-style precedents set by Wright and other regional practitioners, California builders more focused on the middle of the housing market, isolated the most alluring aspects of these houses and repackaged them in an affordable and, ultimately, an extremely successful manner. What became known as the California “ranch” house possessed a new openness responding both to the region’s mild climate and its association with informal living. This change was physically accomplished through a reduction in interior walls, increase in the window-to-wall ratio in a house’s public spaces, and the establishment of outdoor areas meant for daily living—all present in the design for Hollyhock House. Although pioneered and attaining a recognizable form in the 1930s, the form attained regional and national dominance in the years following World War II.<sup>21</sup> Clifford May, widely acknowledged as the father of the suburban ranch house, influenced builders and consumers through his promotion of California-type house and lifestyle in his *Sunset* magazine. Almost immediately, postwar Americans across the country embraced (to near obsession) the one-story ranch-type house and the easy, casual, family-oriented lifestyle popularly associated with it—both were considered thoroughly modern and believed to meet the needs of a rapidly changing cultural landscape. Nearly a generation before, Frank Lloyd Wright solidified what at the time were radical approaches to domestic architecture with the Aline Barnsdall Residence. Its success as a design, if not fully as a commission, permanently impacted his work and provided a conceptual model for future generations of Americans. It was one of only two California buildings discussed at length in Wright’s autobiography.

While not influential in the manner of his spatial planning, there are other aspects of the Aline Barnsdall Residence that are singular within Wright’s career. The structural system, which is composed of “hollow tile walls and false attic story, framed in wood,” predates and is distinct from his textile block houses.<sup>22</sup> From his first commissions onward, the hearth and its associated symbolic meanings were a central feature and often a focal point in Wright’s domestic designs, but the one in the living room of the Barnsdall Residence stands alone among them. Robert McCarter explains that the “fireplace mass is topped by a skylight, covered by a wood-slat screen and the fireplace’s hearthstone seems to float in a pool of water.”<sup>23</sup> James Steel observes that the bas relief mural, fashioned in stone and located above the fireplace opening, is “pictographic to an extent that is unusual for Wright.”<sup>24</sup> In most of Wright’s domestic designs the fireplace is an approachable feature, the symbolic and, frequently, the physical center of the house. At Hollyhock House, the fireplace is a stunning and highly theatrical focal point of the room, using architecture in the assembly of light, fire, and water into one dramatic composition.<sup>25</sup>

**Schindler and Neutra**

The involvement of two important modernist architects, Rudolph M. Schindler and Richard J. Neutra in the Barnsdall commission furthers the site’s national significance. Both European-born architects were greatly influenced by Wright’s work and went on to pursue distinguished careers in architecture after the Barnsdall House and related work. In her report for the Getty Conservation Institute, Teresa Grimes observes that “the Barnsdall commission forever changed Modern architecture in Southern California because it was responsible for bringing Rudolph M. Schindler and Richard J. Neutra to Los Angeles.”<sup>26</sup>

<sup>21</sup> For more on the development of the American Ranch House see Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004), and Paul Adamson, *Eichler: Modernism Rebuilds the American Dream* (Salt Lake City, UT: Gibbs Smith, Publisher, 2002).

<sup>22</sup> Kathryn Smith, *Frank Lloyd Wright: Hollyhock House and Olive Hill* (New York: Rizzoli International Publications, Inc., 1992), 8.

<sup>23</sup> McCarter, *Frank Lloyd Wright*, 132.

<sup>24</sup> Steel, *Barnsdall House*, 3.

<sup>25</sup> Smith, “Frank Lloyd Wright, Hollyhock House...,” 25, 27.

<sup>26</sup> Teresa Grimes, *Barnsdall Park/Hollyhock House*, unpublished report for the Getty Conservation Institute, Los Angeles,

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Both Schindler and Neutra had been intrigued by Wright since the publication of his extremely influential *Ausgeführte Bauten und Entwürfe*, better known as the “Wasmuth portfolio,” in 1910.<sup>27</sup> Rudolph M. Schindler left Vienna for Chicago in 1914. Four years later he was working in Wright’s office, and in late 1919, was sent to Los Angeles to supervise the construction of the Barnsdall Residence and Residences “A” and “B.” With Wright’s dismissal from the project, Aline Barnsdall hired Schindler to complete the unfinished second floor interiors of Hollyhock House and in 1924-25 engaged him to convert the Little Dipper site into a garden terrace. The “Schindler Terrace” is a significant moment in the annals of modern architecture in that it is where Wright initiated his textile block system of construction later employed in four other Los Angeles residences. With Wright’s Little Dipper playhouse unfinished, Schindler utilized the existing construction in the design of a wading pool, pergola, and fountain. Richard Neutra assisted him with the alterations and new construction in 1925. Notably, while seeing this project to completion, Schindler met Philip and Leah Lovell for whom he designed a house at Newport Beach (1925) that is a landmark of American modernism.<sup>28</sup>

Richard Neutra moved to Chicago in 1923 and met Frank Lloyd Wright late in 1924 at Louis Sullivan’s funeral whereupon Wright invited Neutra to work at Taliesin. The invitation came during a period of few commissions for Wright and Neutra left for Los Angeles in 1925 and reacquainted himself with Schindler. With experience in landscape architecture, Neutra joined Schindler on the terrace project for Aline Barnsdall.<sup>29</sup> Like Schindler, Neutra met the Lovells in 1925 and received the commission for what is known as the “Lovell Health House” (1927-29), which is recognized “as one of the most complete examples in this country of what is commonly known as the International Style...rank[ing] among the greatest monuments of modernism in the world.”<sup>30</sup>

In her restlessness, Aline Barnsdall commissioned homes from both Schindler and Neutra, in addition to another house by Frank Lloyd Wright for a site in Beverly Hills—none of these were ever realized. As completed, the Schindler Terrace intertwined the work and creativity of these three men.

**Later History**

In 1927, Aline Barnsdall deeded eleven and one-half acres and related structures to the city of Los Angeles for use as a public art park in memory of her father, oil tycoon Theodore Barnsdall. The site included her house, Residence “A”, Residence B (demolished in 1954), the Spring House and dry streambed, and the Schindler Terrace. While the impetus for divesting herself of the house and the rest of the Wright-designed complex grew out of her dissatisfaction with the project’s partial realization, the gift and its intent should more represent her passion and respect for the arts and a philanthropic nature. The bronze plaque installed by Aline Barnsdall reads:

Barnsdall Park, In Memory of Theodore N. Barnsdall, 1851-1917, “Our fathers mined for the gold of this country. We should mine for its beauty.” Aline Barnsdall.

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California, 1992, 2.

<sup>27</sup> For basic biographical information on both Neutra and Schindler see their entries in: *Macmillan Encyclopedia of Architects*, vol. 3, ed. Adolf K. Placzek (New York: The Free Press, 1982).

<sup>28</sup> Archiplan, *Theodore Barnsdall Memorial Historic Structures Report*, unpublished report for the Los Angeles Department of Cultural Affairs, Los Angeles, California, 1992, 29.

<sup>29</sup> Smith, *Frank Lloyd Wright*, 32.

<sup>30</sup> Archiplan, *Theodore Barnsdall Memorial Historic Structures Report*, 30.

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The deed stipulated that her former house would be leased to the California Art Club for a period of fifteen years (1927-42).<sup>31</sup> The lease was not renewed and the city rented the residence to Dorothy Clune Murray as headquarters for the Olive Hill Foundation for a ten-year period beginning in 1946.<sup>32</sup> The city required that Murray work with Wright to fix the house, which was in great disrepair by this time, and Wright turned the project over to his son Lloyd, who oversaw reconfiguration of basement spaces, construction of a furnace room, and design and installation of a new kitchen. After Murray's lease expired in 1956, the city used Hollyhock House for a variety of civic functions and administrative purposes, including special tours for architecture students. In 1974, the city oversaw the house's first major restoration and it opened to the public as a house museum on October 16, 1975.

Initially intended as a house for the director of Barnsdall's planned art center, Residence "A" was constructed concurrently with the main house. The 1927 deed specifically outlined the future function of Residence "A", stating: "the house now on said premises shall be used chiefly for classes for children in modeling, drawing, dramatics, music, and dancing."<sup>33</sup> The city operated the facility in this manner until the erection of the Junior Arts Center in 1967, after which time it was used for adult art classes until its 2000 closure, along with the rest of Barnsdall Park for phase-one implementation of the site's master plan.

Aline Barnsdall intended the site to "forever remain a public park...for the enjoyment of the community in general [and that] no buildings be erected except for art purposes."<sup>34</sup> In keeping with both the letter and spirit of the gift, Barnsdall Park is also home to the Junior Arts Center (1967), a children's art instruction and exhibition facility, and the Municipal Art Gallery (1971), an art exhibition facility and theatre. The site is managed by the city's Department of Cultural Affairs and the ground maintained by the Department of Recreation and Parks.

All facilities in Barnsdall Park and public tours of the residence are under the aegis of the City's Department of Cultural Affairs. The park grounds are maintained by the City's Department of Recreation and Parks. A 1995 master plan was implemented between 2000 and 2005, which included upgraded utilities, soil stabilization, and the replanting of the olive grove and the pine grove, using Lloyd Wright's original design. Concurrent with this park rehabilitation, the house and its garage underwent repairs necessitated by damage from the 1994 Northridge earthquake with funding from the Federal Emergency Management Agency and the California Office of Emergency Services. Repair work included recreating the original stucco finish and color, replacement of the roof and cast concrete ornament, and the seismic stabilization of both the house and garage/chauffeur's quarters. These efforts have afforded better understanding of the site's design and construction and historical interpretation, and assured its full and continued use as a unique municipal amenity.

<sup>31</sup> The California Art Club was a local organization of painters, sculptors, architects, and designers established in 1909. An offshoot of the Painter's Club, an informal group of male artists, the objective was to include women artists in group activities and exhibitions. In 1927, their officers included Kathryn Leighton, Chair of the Admissions Committee, whose husband, Edward E. Leighton, was a member of the club and Aline Barnsdall's attorney between 1923 and 1931.

<sup>32</sup> Clune's twenty year-old son was killed in action on November 13, 1944. The purpose of the Foundation was cultural research and the dedication plaque reads, "Dedicated to those who serve, in memory of all who gave their lives for their country."

<sup>33</sup> Levin & Associates, *Barnsdall Park Historic Site Survey*, 164.

<sup>34</sup> *Ibid.*, 161.

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The extant buildings and structures comprising the built elements of Frank Lloyd Wright's first commission in Los Angeles, California, are nationally significant as an essential milestone in his career, and for their relationship to the arts and architecture in America. With her house as the centerpiece, Aline Barnsdall set out to create a novel community for which Wright devised a physical scheme that broke new planning and artistic ground in his career. In hindsight, the experimental quality of Hollyhock House and the overall commission was in keeping with the character of his Second Period, yet the house and its related buildings and structures were a turning point for Wright, and they remain a clear and unique moment in the evolution of his aesthetic sensibilities and approaches to design.

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**ALINE BARNSDALL COMPLEX**

United States Department of the Interior, National Park Service

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Twombly, Robert C. *Frank Lloyd Wright: An Interpretive Biography*. New York: Harper & Row Publishers, Inc., 1973.

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Wright, Frank Lloyd. *An Autobiography*. 1932, 1943. New York: Horizon Press, 1977.

Previous documentation on file (NPS):

Preliminary Determination of Individual Listing (36 CFR 67) has been requested.

Previously Listed in the National Register. NR # 71000143

Previously Determined Eligible by the National Register.

Designated a National Historic Landmark.

Recorded by Historic American Buildings Survey: # CAL-356 and # CAL-357

Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other (Specify Repository):

**ALINE BARNSDALL COMPLEX**

United States Department of the Interior, National Park Service

**Page 24**

National Register of Historic Places Registration Form

**10. GEOGRAPHICAL DATA**

Acreage of Property: 11.56 acres

| UTM References: | Zone | Easting | Northing |
|-----------------|------|---------|----------|
| A               | 11   | 380727  | 3774130  |
| B               | 11   | 380730  | 3773906  |
| C               | 11   | 380675  | 3773893  |
| D               | 11   | 380573  | 3773910  |

**Verbal Boundary Description:**

The NHL boundary of Barnsdall Park is situated approximately in the northwest quadrant of the superblock bounded by Hollywood Boulevard on the north, Vermont Avenue on the east, Sunset Boulevard on the south, and Edgmont Street on the west.

The NHL boundary is on a parcel of land delineated on the USGS map. A supplementary GIS photo map identifies the NHL boundary including the assessor's parcel number.

AP Number 5543011901

**Boundary Justification:**

The NHL boundary is drawn to the full extent of the acreage stipulated in Aline Barnsdall's original gift to the City of Los Angeles in 1927. This boundary includes the contributing buildings and structures: Aline Barnsdall Residence, Residence "A", the Spring House, and the Schindler Terrace; and the two non-contributing buildings, the Junior Arts Center and the Municipal Art Gallery.

Excluded from the NHL boundary is acreage that increased the park size after the 1927 gift. The first such acquisition occurred in 1961 when a parcel (APN 5543009900) of 1.86 acres was donated by the Barnsdall's heirs to provide an outlet for the existing service roads. In return, the City of Los Angeles agreed to surrender their right of way (at the corner of Vermont and Hollywood), which provided for access to the park in Aline Barnsdall's original gift agreement. In 2001, the Metropolitan Transit Authority gave the City of Los Angeles two parcels totaling less than an acre (APN 5543009901 and 5543009902) that are contiguous to the 1961 parcel.



**ALINE BARNSDALL COMPLEX**

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

**11. FORM PREPARED BY**

Name/Title: Jeffrey Herr, Curator

Address: 4800 Hollywood Boulevard  
Los Angeles, CA 90027

Telephone: (323) 913-4031

Date: 24 April 2005

Edited by: James A. Jacobs  
National Historic Landmarks Program  
Historic American Buildings SurveyElaine Jackson-Rotondo  
National Park Service  
Pacific West Regional Office, Oakland

Telephone: (202) 354-2184

(510) 817-1428

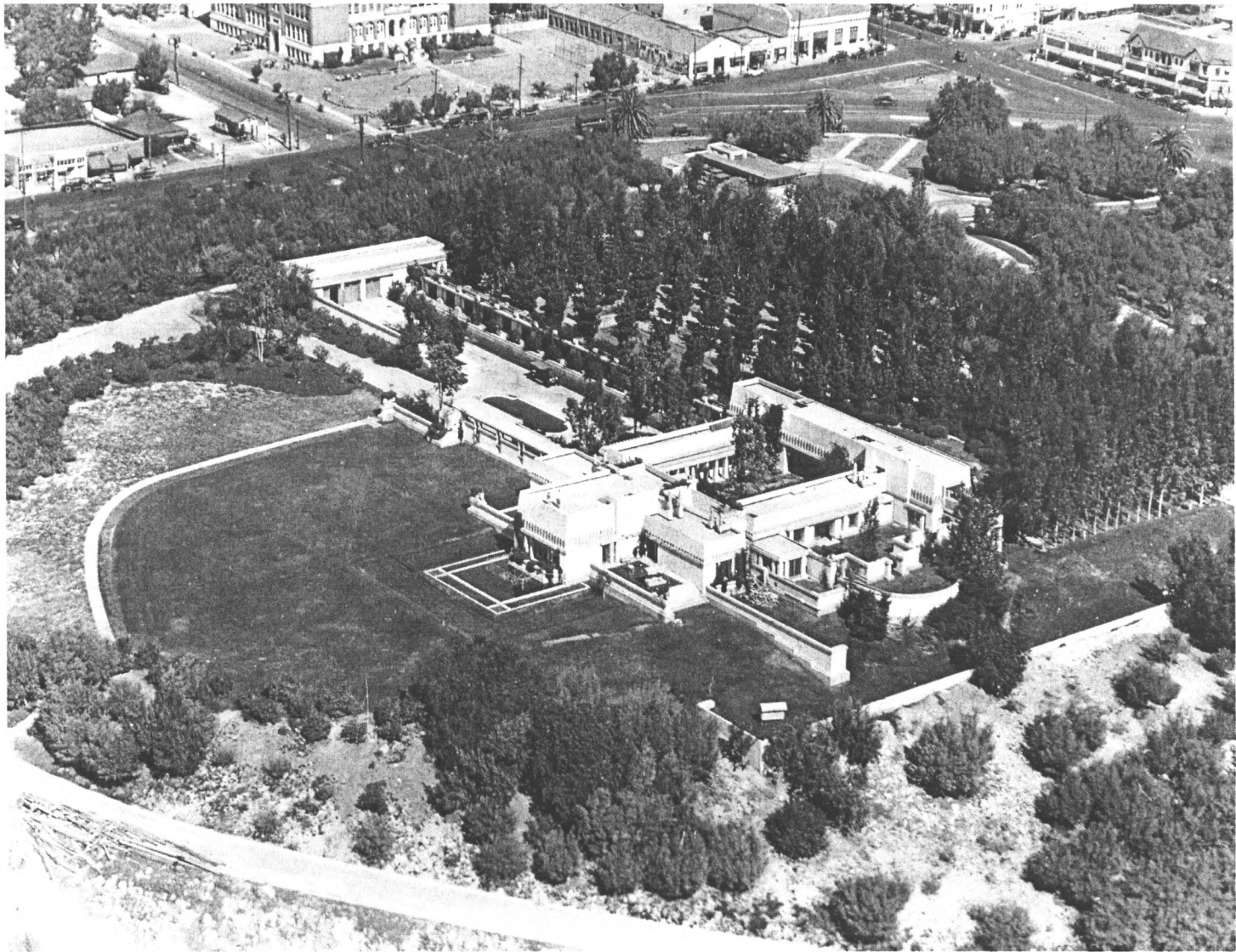
DESIGNATED A NATIONAL HISTORIC LANDMARK  
March 29, 2007

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



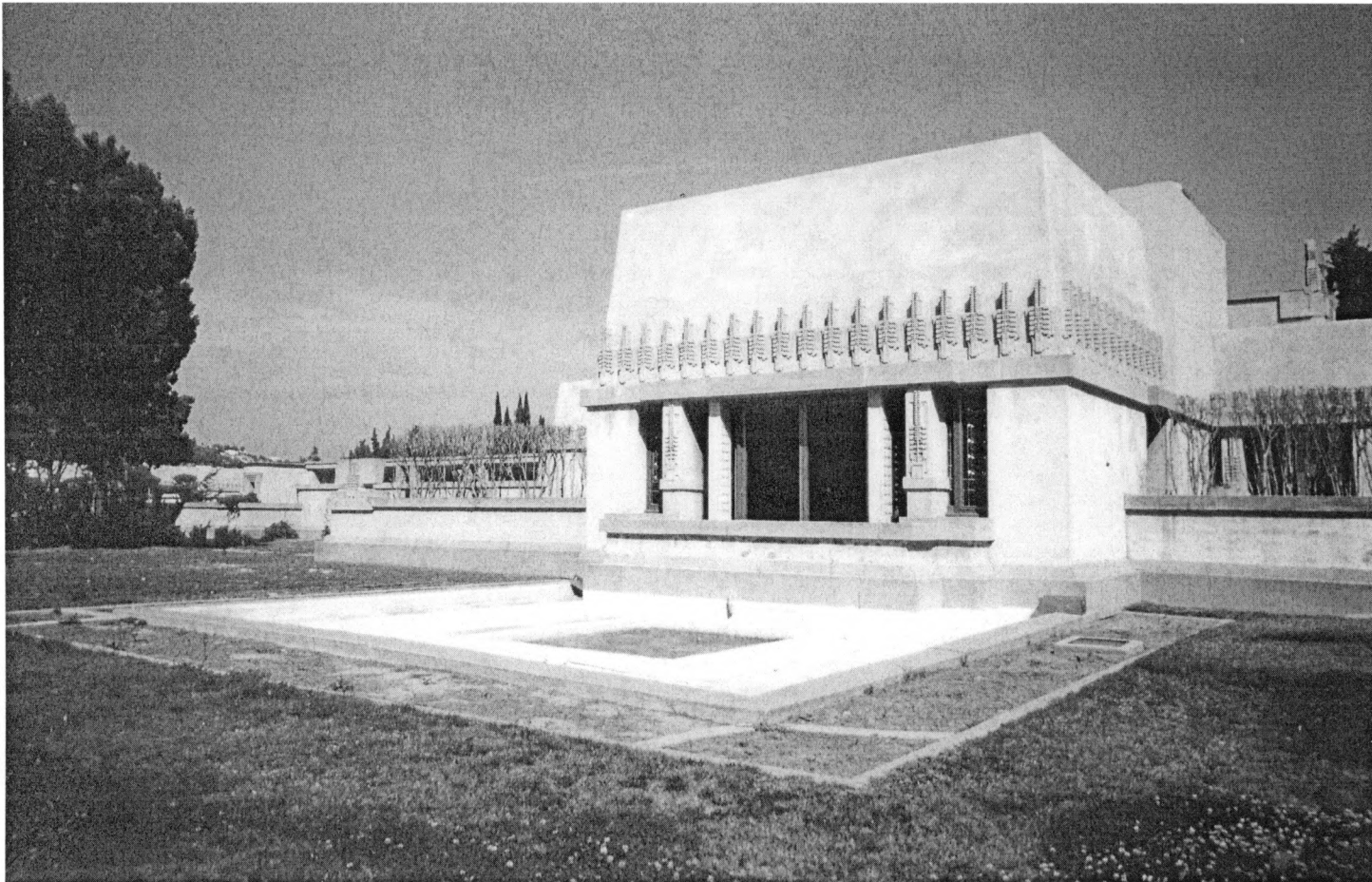
Aline Barnsdall Residence, historic aerial view, looking northeast.  
Unknown photographer, ca. 1923.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



Aline Barnsdall Residence, exterior view, looking northeast.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



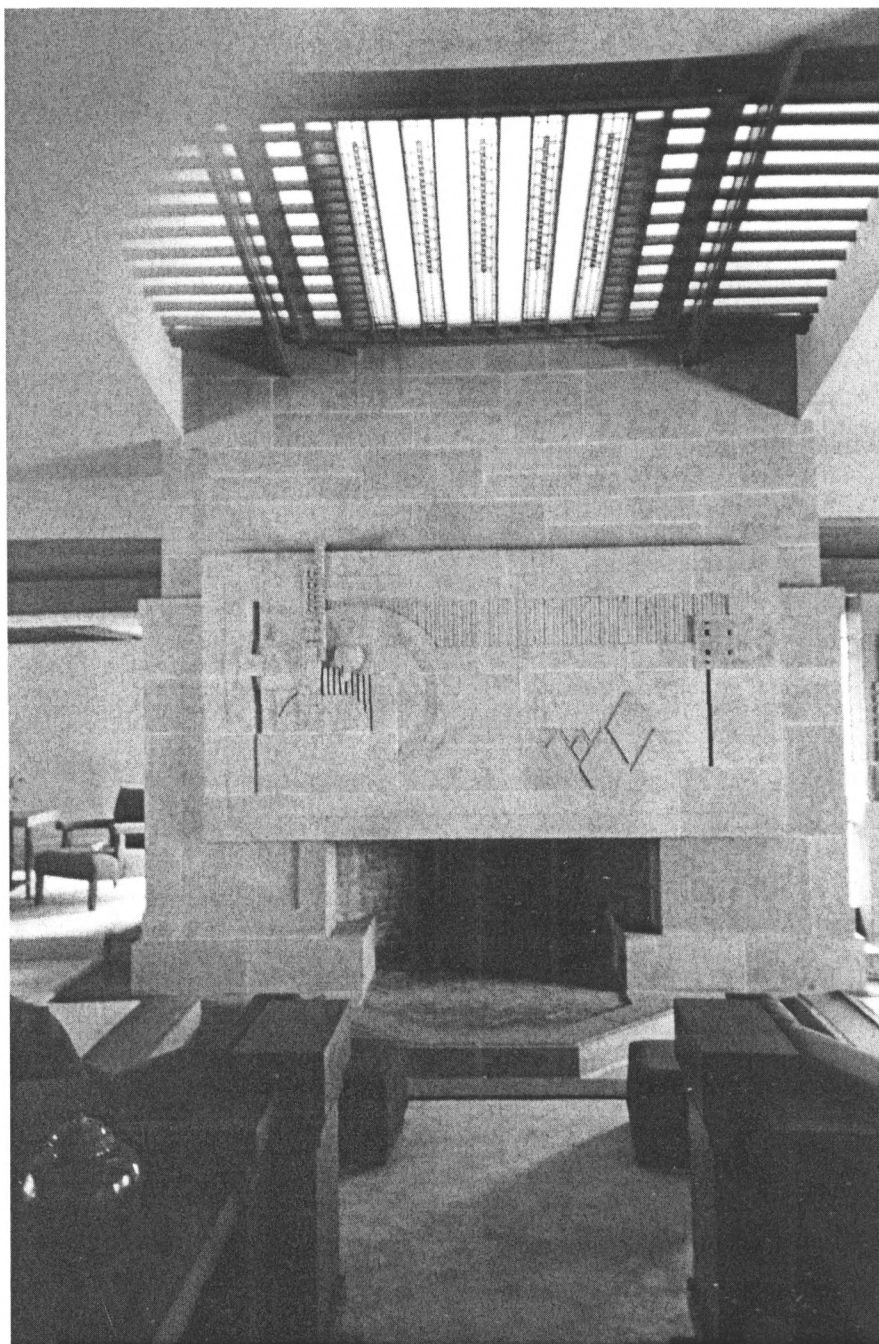
Aline Barnsdall Residence, exterior view, looking southwest.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



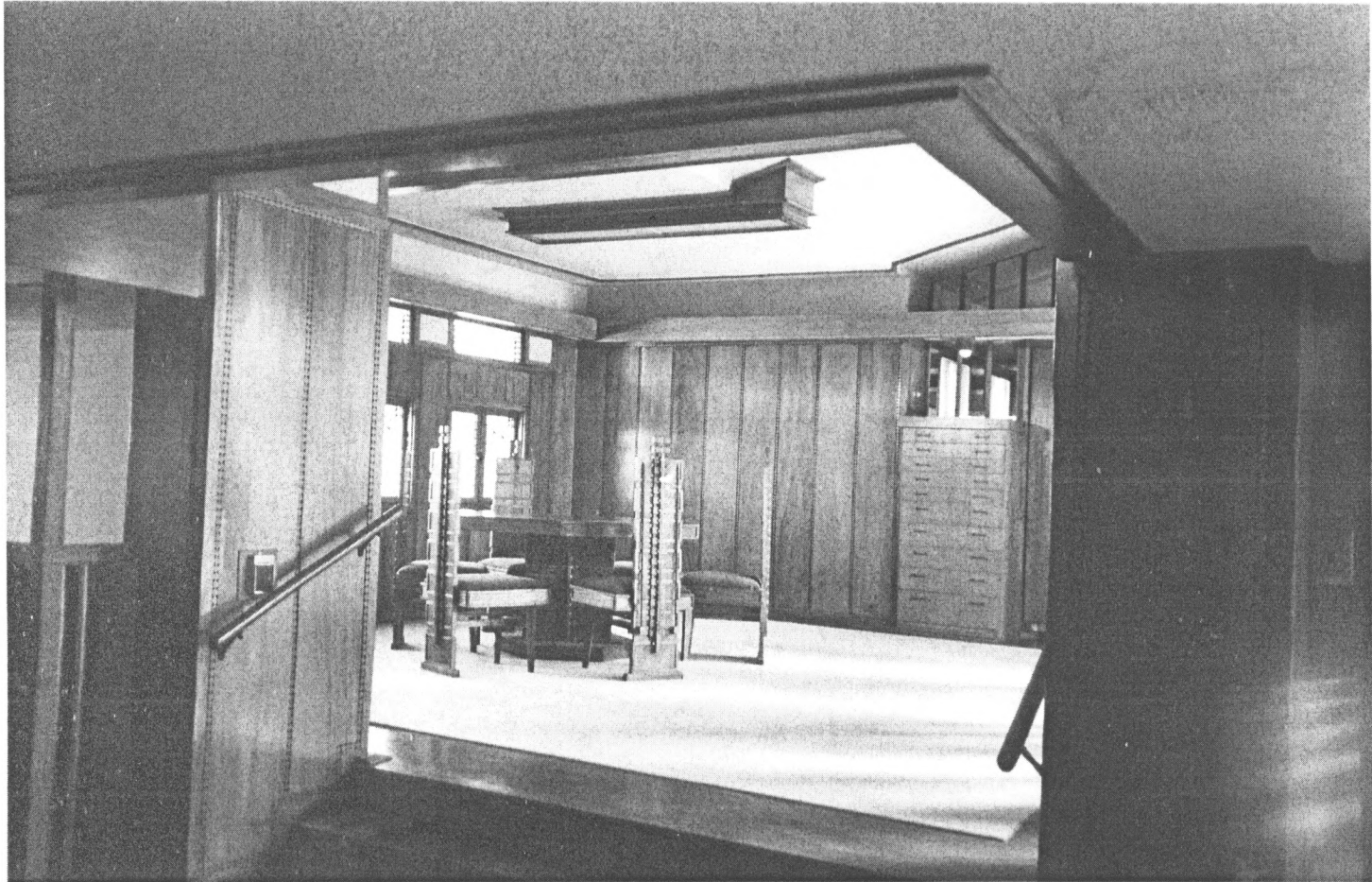
Aline Barnsdall Residence, detail view, living room fireplace.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



Aline Barnsdall Residence, interior view, dining room.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

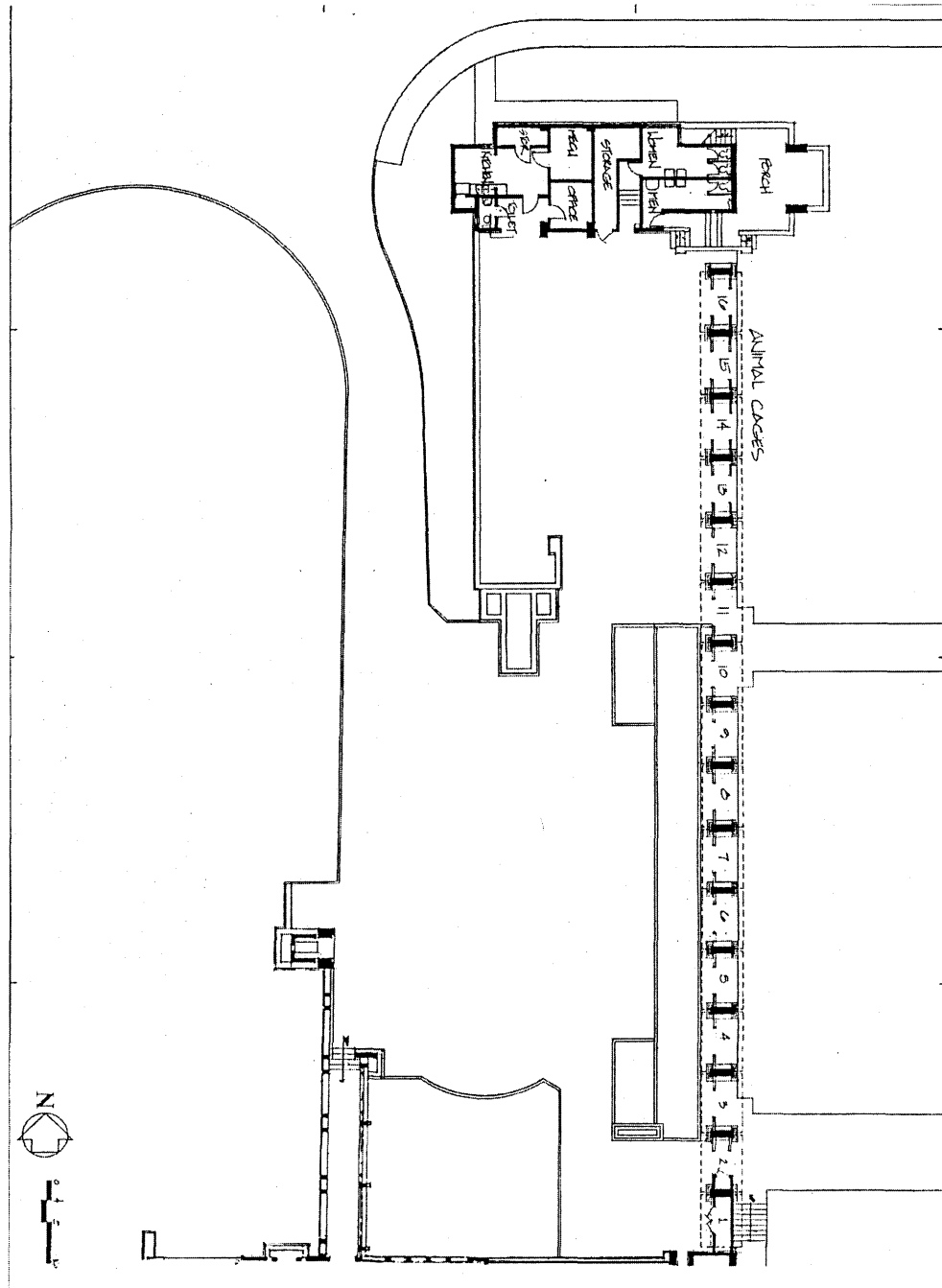
National Register of Historic Places Registration Form



Aline Barnsdall Residence, interior view, playroom.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**  
United States Department of the Interior, National Park Service

**Photos**  
National Register of Historic Places Registration Form



Plan of the motor court, animal cages, and garage.  
City of Los Angeles Department of Public Works. June 1988.



**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



Exterior view, motor court and garage, looking north.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



Exterior view, garage, looking northwest.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

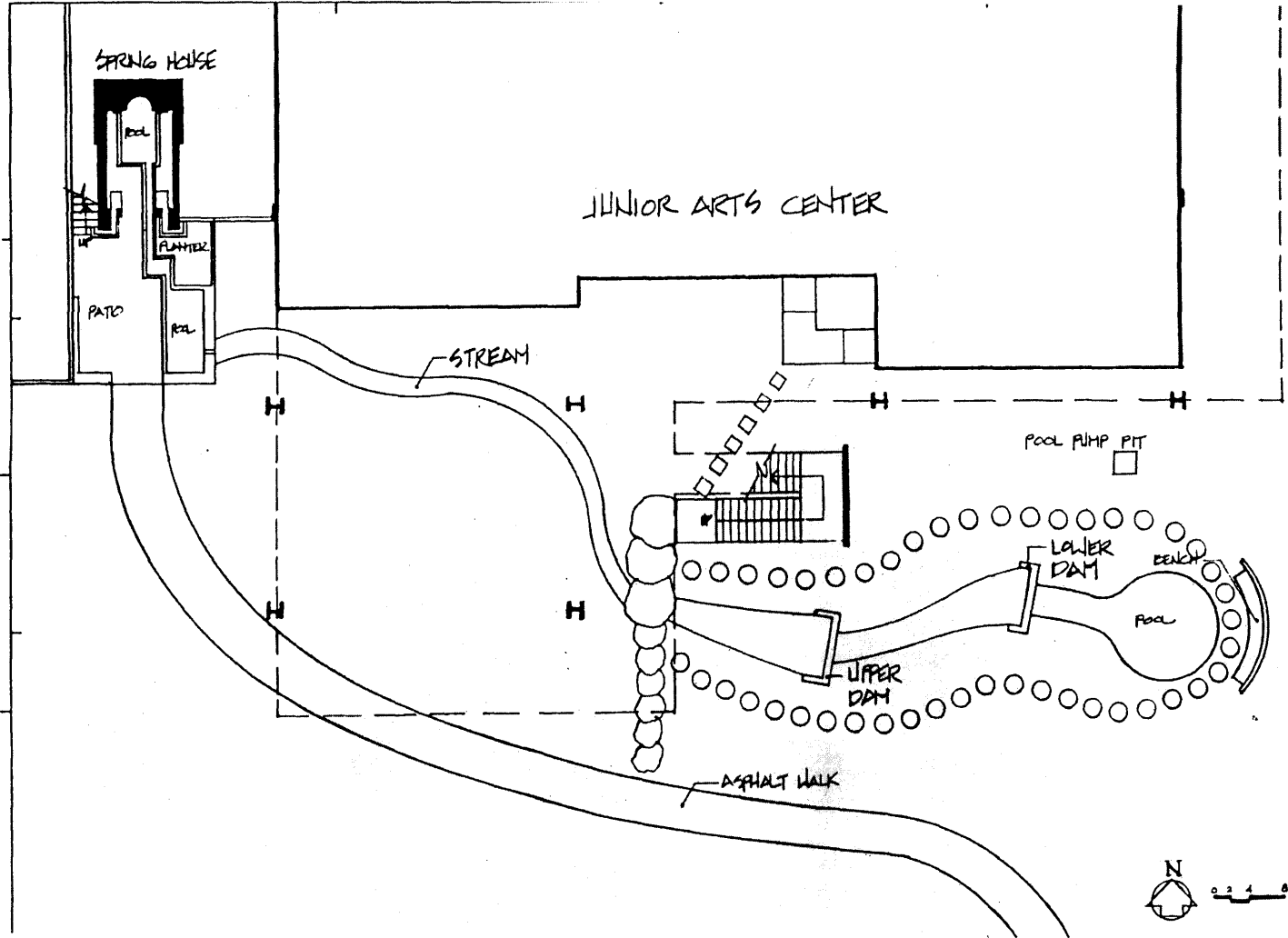
National Register of Historic Places Registration Form



Exterior view, animal cages, looking south.  
Thomas Koester, photographer, 15 Mar. 2006.

**ALINE BARNSDALL RESIDENCE**  
United States Department of the Interior, National Park Service

**Photos**  
National Register of Historic Places Registration Form



Site plan showing location of spring house and dry streambed.  
City of Los Angeles Department of Public Works. June 1988.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form

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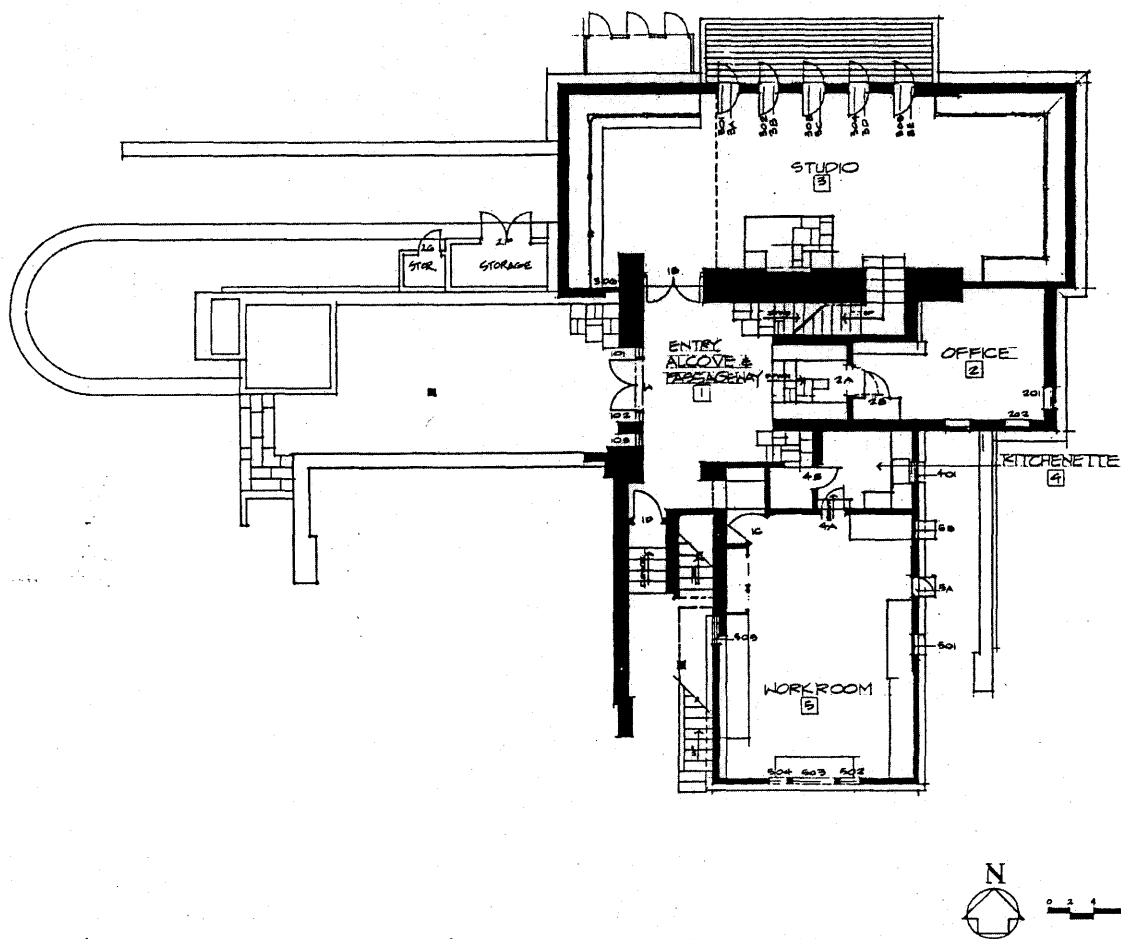
Spring house, south elevation.  
Thomas Koester, photographer, 15 Mar. 2006.

# ALINE BARNSDALL RESIDENCE

United States Department of the Interior, National Park Service

**Photos**

National Register of Historic Places Registration Form



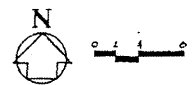
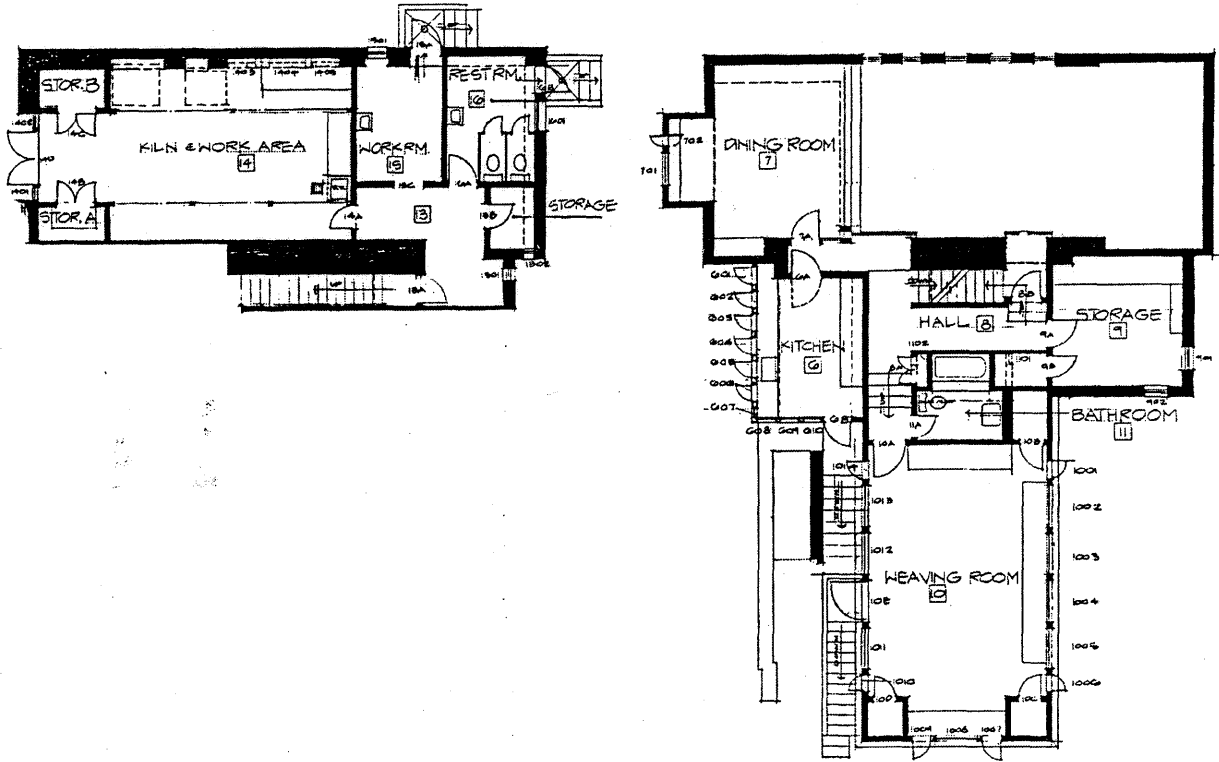
Residence "A", first-floor plan, City of Los Angeles Department of Public Works. June 1988.

# ALINE BARNSDALL RESIDENCE

United States Department of the Interior, National Park Service

## Photos

National Register of Historic Places Registration Form



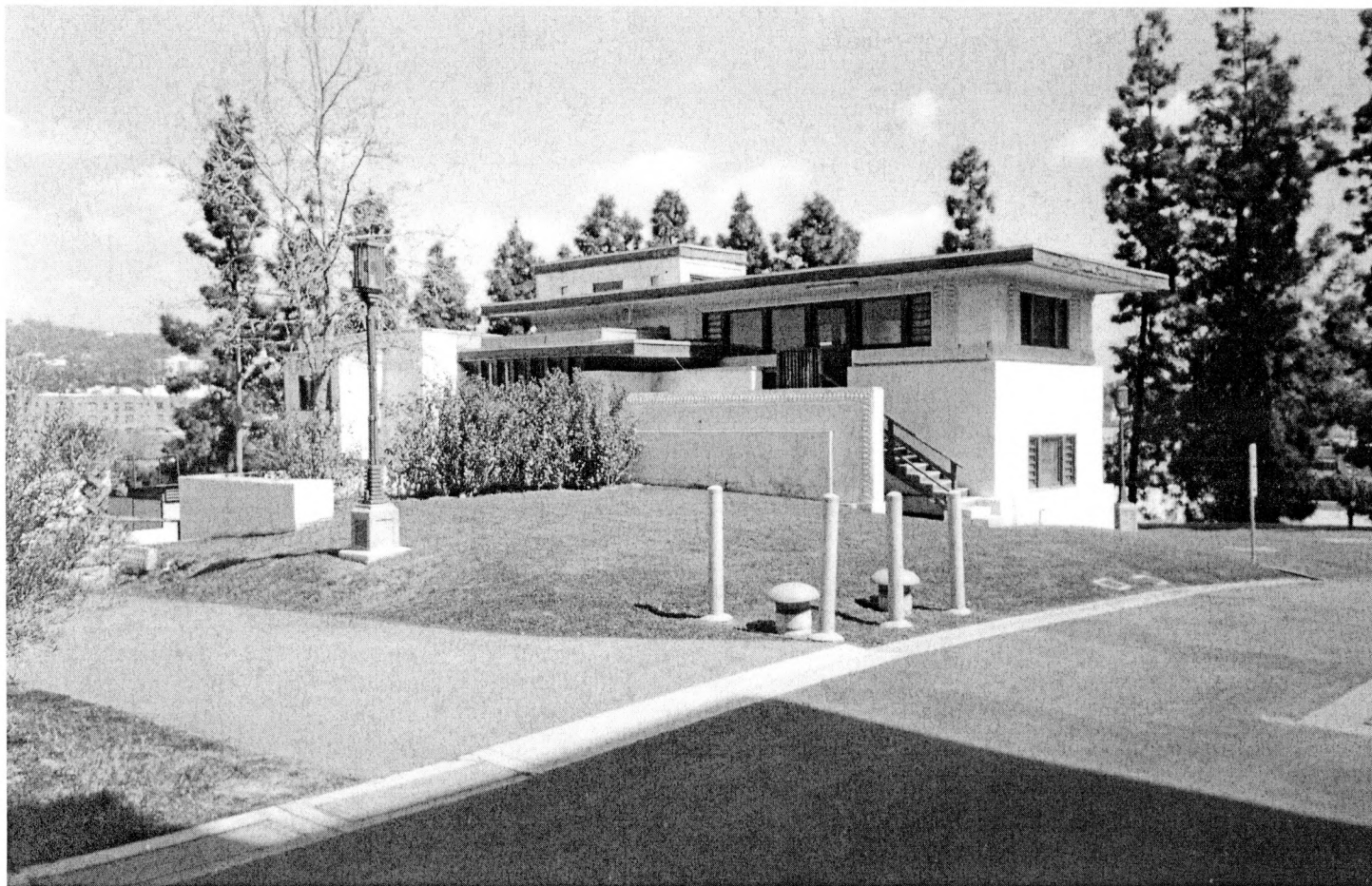
Residence "A", ground- and second-floor plans, City of Los Angeles Department of Public Works. June 1988.

**ALINE BARNSDALL RESIDENCE**

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form



Residence "A", exterior view, looking east.  
Thomas Koester, photographer, 15 Mar. 2006.



**ALINE BARNSDALL RESIDENCE**  
United States Department of the Interior, National Park Service

**Photos**  
National Register of Historic Places Registration Form



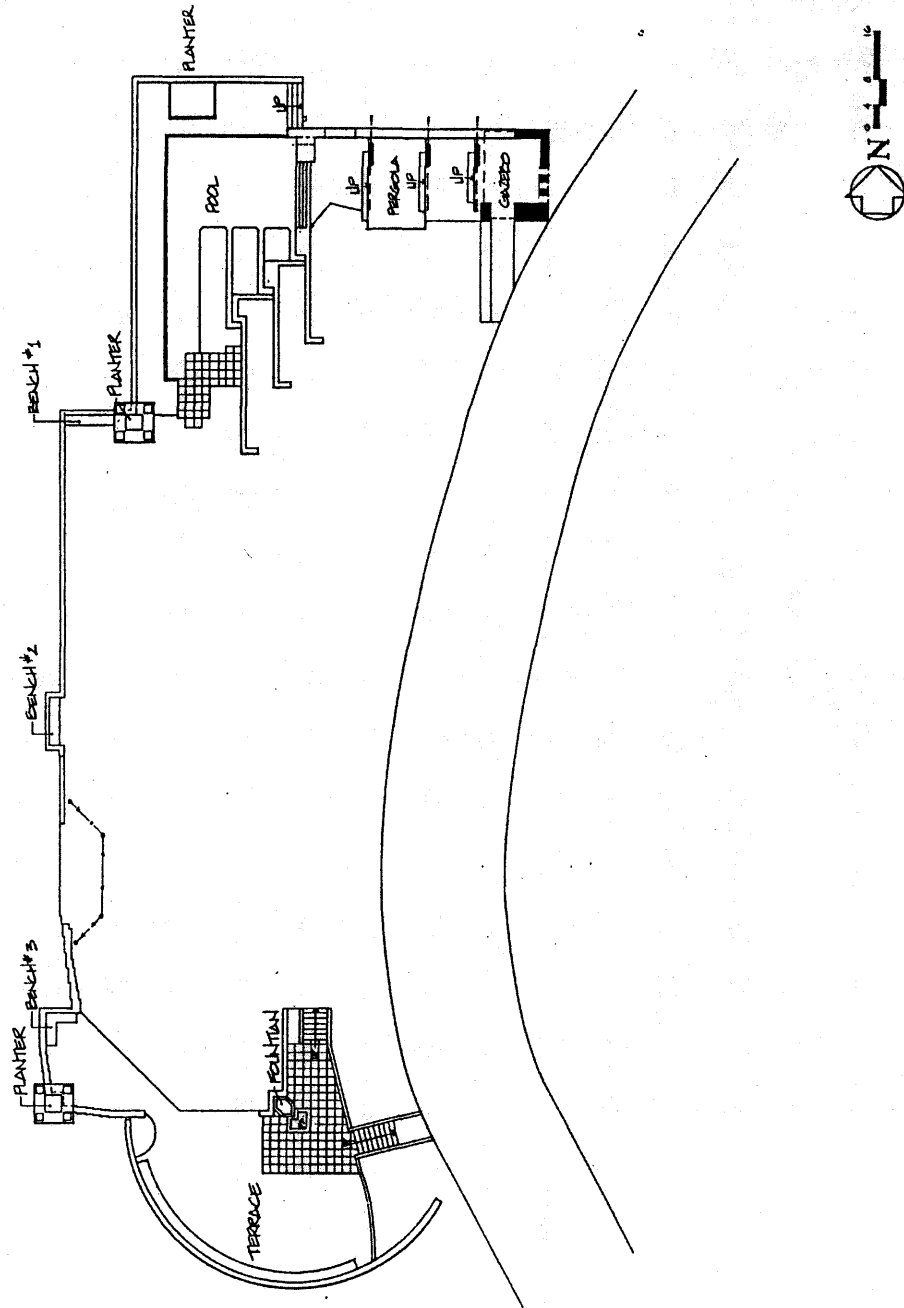
Residence "A", exterior view, looking southwest.  
Thomas Koester, photographer, 15 Mar. 2006.

# ALINE BARNSDALL RESIDENCE

United States Department of the Interior, National Park Service

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Schindler Terrace, site plan, City of Los Angeles Department of Public Works. June 1988.

**ALINE BARNSDALL RESIDENCE**  
United States Department of the Interior, National Park Service

**Photos**  
National Register of Historic Places Registration Form



Schindler Terrace, view looking east toward the wading pool.  
Thomas Koester, photographer, 15 Mar. 2006

**ALINE BARNSDALL RESIDENCE**

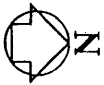
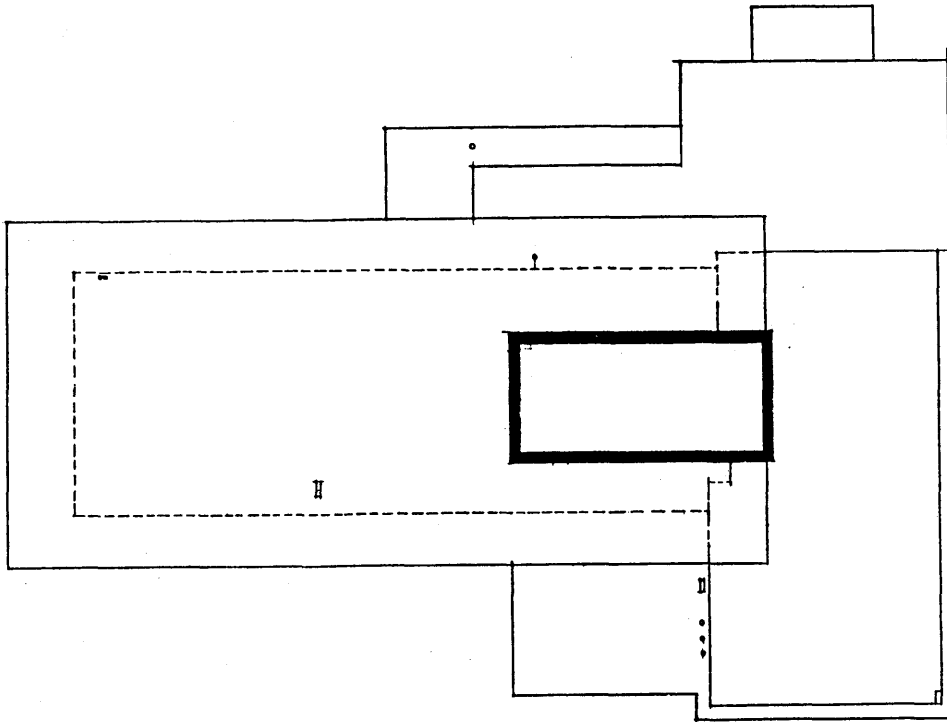
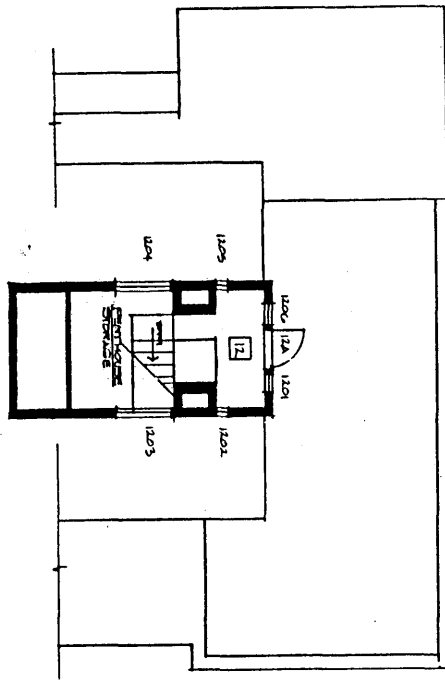
United States Department of the Interior, National Park Service


**Photos**

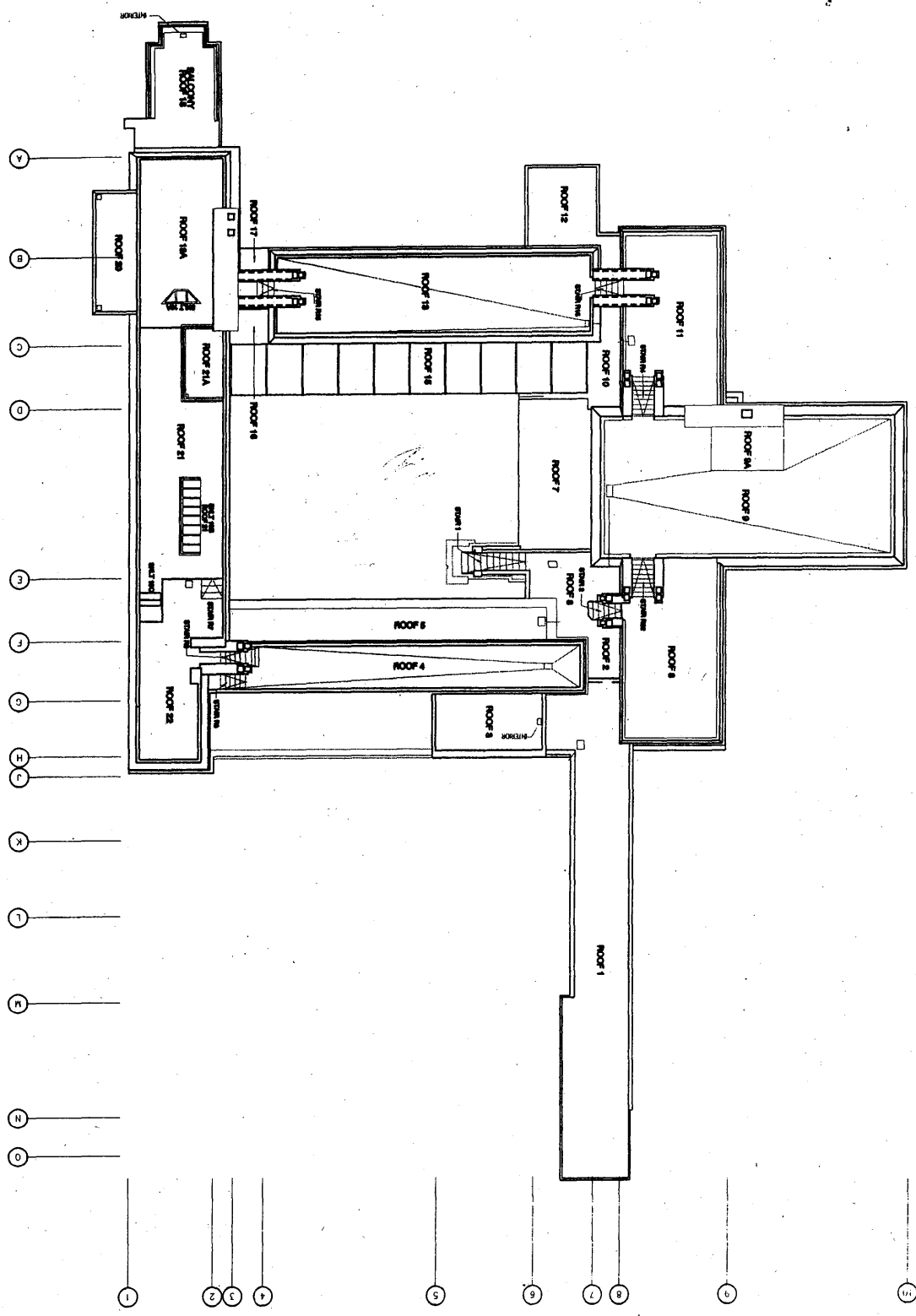
National Register of Historic Places Registration Form



Schindler Terrace, view looking north.  
Thomas Koester, photographer, 15 Mar. 2006



|                |                 |              |                 |                      |  |   |
|----------------|-----------------|--------------|-----------------|----------------------|--|---|
| BLDG. NO.<br>4 | SHEET OF SHEETS | INDEX NUMBER | ARCHITECT       | CITY ENGINEER        | CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS<br><br>BUREAU OF ENGINEERING<br>ROBERT S. HORII CITY ENGINEER<br>ARCHITECTURAL DIVISION<br>CITY HALL EAST ROOM 898      PHONE 481-5828 |  |
|                |                 |              | STRUCTURAL ENG. | DEPUTY CITY ENGINEER |  |   |
|                |                 |              | BLUE MECH. ENG. | PRINCIPAL ARCHITECT  |  |   |
|                |                 |              | BLUE ELEC. ENG. |                      |  |   |

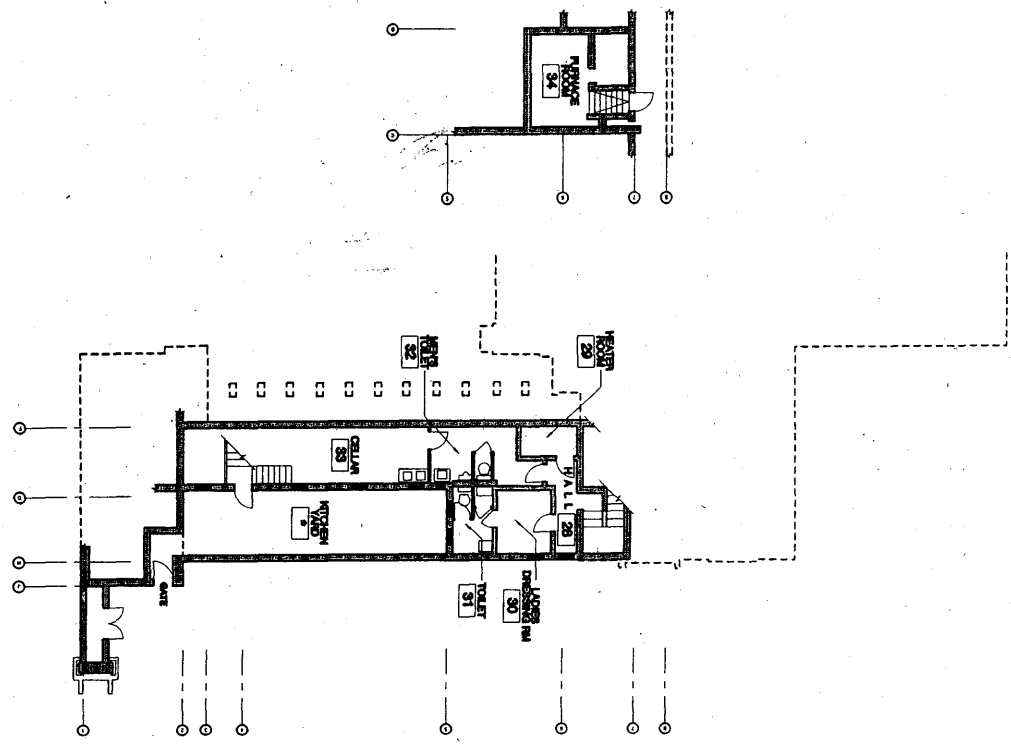


**HOLLYHOOK HOUSE - ROOF PLAN**  
 RE: -  
 SCALE: 1/8" = 1'-0"

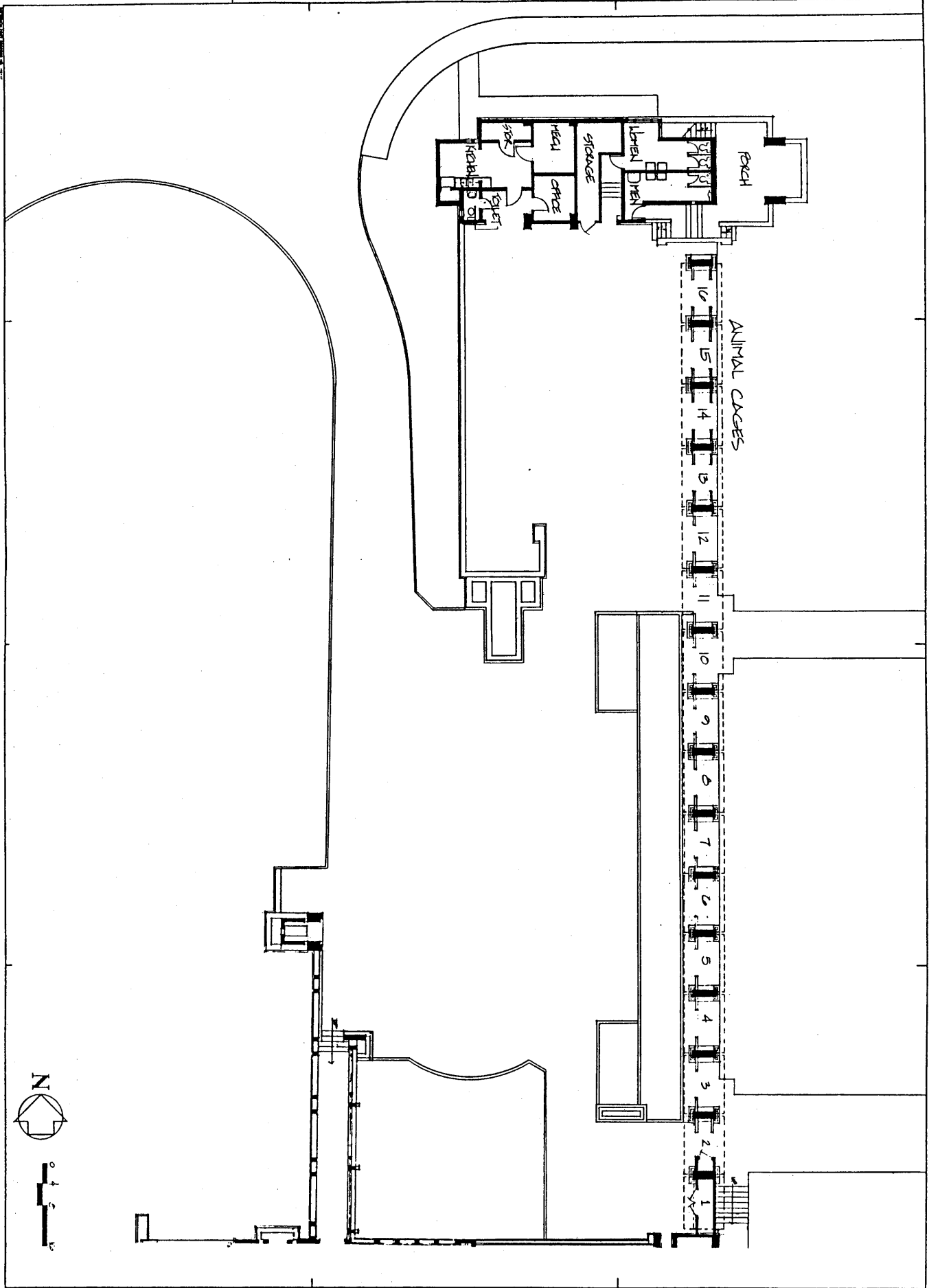


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| <b>CITY OF LOS ANGELES</b><br>DEPARTMENT OF PUBLIC WORKS<br>BUREAU OF ENGINEERING     |  |
| GARY LEE MOORE, P.E.<br>ENGINEER<br>1000 W. 10TH ST.<br>LOS ANGELES, CALIF. 90057     | CITY ENGINEER<br>DATE:                               |
| SHEET TITLE: ROOF PLAN<br>PROJECT: BARNICOLL PARK<br>ADDRESS: LOS ANGELES, CALIFORNIA | CHECKED BY: JMK<br>DRAWN BY: JMK<br>APPROVED BY: JMK |
| A0.4<br>ESTIMATED DATE:   | BUILDING NO. 19/01                                   |

HOLLYHOOK HOUSE - BASEMENT PLAN  
 SCALE 1/8" = 1'-0"



|   |  |   |  |   |  |
|---|--|---|--|---|--|
| CITY OF LOS ANGELES   |  | DEPARTMENT OF PUBLIC WORKS  |  | BUREAU OF ENGINEERING   |  |
| SHEET TITLE: <b>BASEMENT PLAN</b><br>PROJECT: <b>BARRIDALL PARK</b><br>ADDRESS: <b>LOS ANGELES CALIFORNIA</b> |  | CITY ENGINEER: <b>GARY LEE MOORE, P.E.</b><br>APPROVED BY: _____<br>DATE: _____ |  | INDEX NO. _____<br>BUILDING NO. <b>19/01</b>  |  |
| SHEET NO. <b>A0.3</b><br>DRAWING NO. <b>18344-1</b>   |  | APPROVED BY: _____<br>DATE: _____   |  | DATE: _____<br>L.A.B.E. ENGINEERING<br>1200 West 12th Street<br>Los Angeles, California |  |



|           |                 |              |                  |                      |  |
|-----------|-----------------|--------------|------------------|----------------------|--|
| 10        | ANIMAL CAGES    |              | ARCHITECT        | CITY ENGINEER        | CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS<br>BUREAU OF ENGINEERING<br>ROBERT S. MORII CITY ENGINEER<br>ARCHITECTURAL DIVISION<br>CITY HALL EAST ROOM 896      PHONE 481-5871 |
|           |                 |              | STRUCTURAL ENG.  | DEPUTY CITY ENGINEER |  |
|           |                 |              | BLDG. ARCH. ENG. | PRINCIPAL ARCHITECT  |  |
|           |                 |              | BLDG. ELEC. ENG. |                      |  |
| BLDG. NO. | SHEET OF SHEETS | INDEX NUMBER |                  |                      |  |



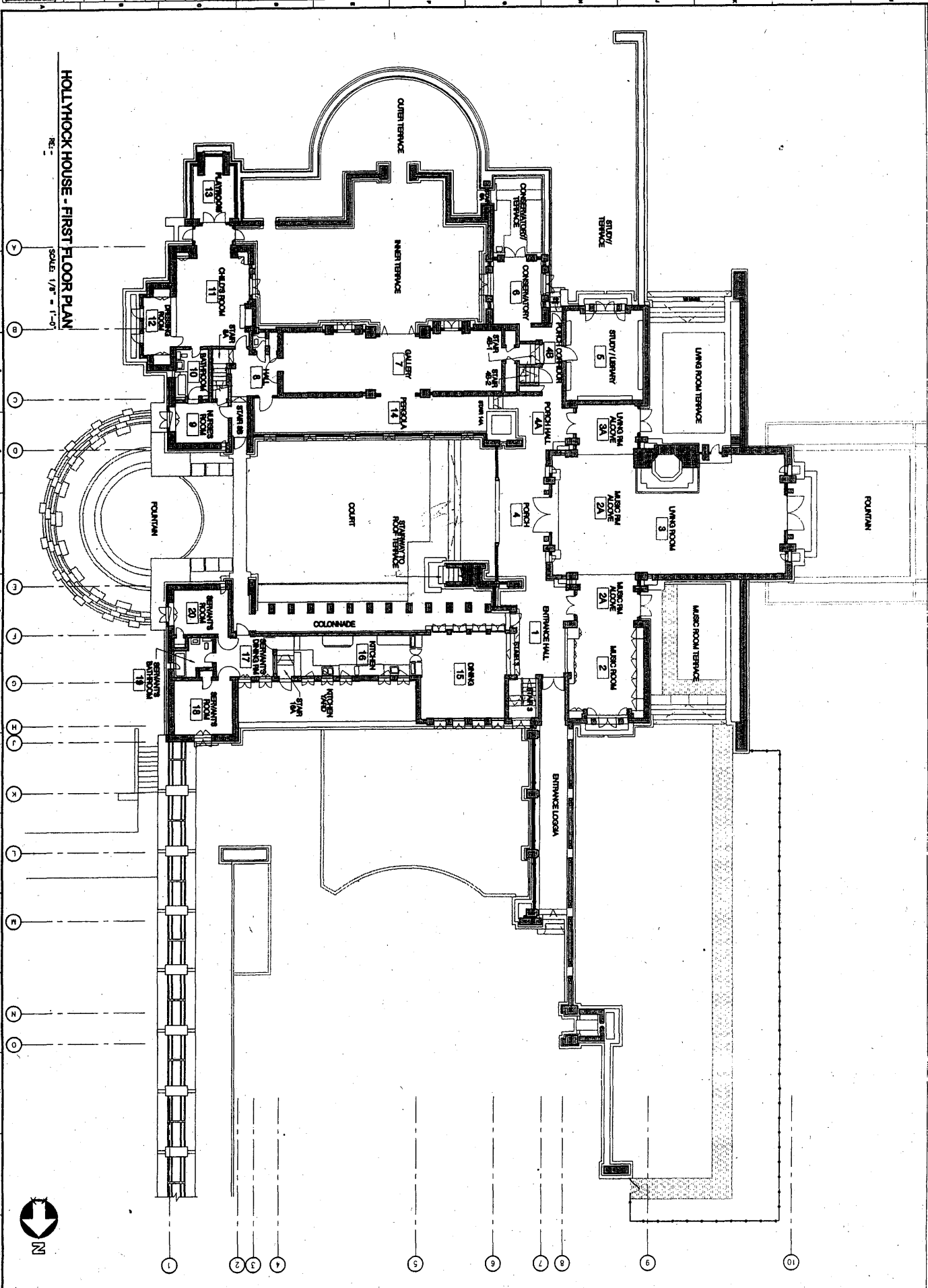


THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

**HOLLYHOOK HOUSE - FIRST FLOOR PLAN**

RE: -

SCALE: 1/8" = 1'-0"




CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING


|   |   |   |   |  |
|---|---|---|---|--|
| <b>A0.1</b><br><small>DATE: 11/14/00</small><br><small>PROJECT NO. 1000000000</small> | <small>APPROVED BY:</small> JMK<br><small>DATE:</small>   | <small>APPROVED BY:</small> JMK<br><small>DATE:</small>           | <small>INDEX NO.:</small> 00  |  |
|   | <small>PROJECT TITLE:</small> FIRST FLOOR PLAN<br><small>PROJECT:</small> BARNSDALL PARK<br><small>ADDRESS:</small> LOS ANGELES | <small>DESIGNED BY:</small> JMK<br><small>CHECKED BY:</small> JMK | <small>DATE:</small> 07/11/01<br><small>BUILDING NO.:</small> 10011 | <small>LABOR ENGINEERING</small><br><small>Professional Seal</small> |
|   | <small>REVISIONS:</small>   | <small>DATE:</small>  | <small>DATE:</small>  |  |



**APN: 5543011901**

**Barnsdall Park**

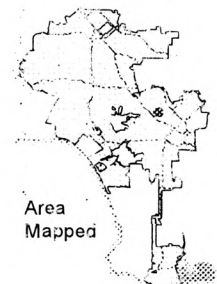
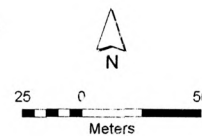
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 Parcel boundaries

Parcel Data Source: City of Los Angeles Bureau of Engineering, 4/2006

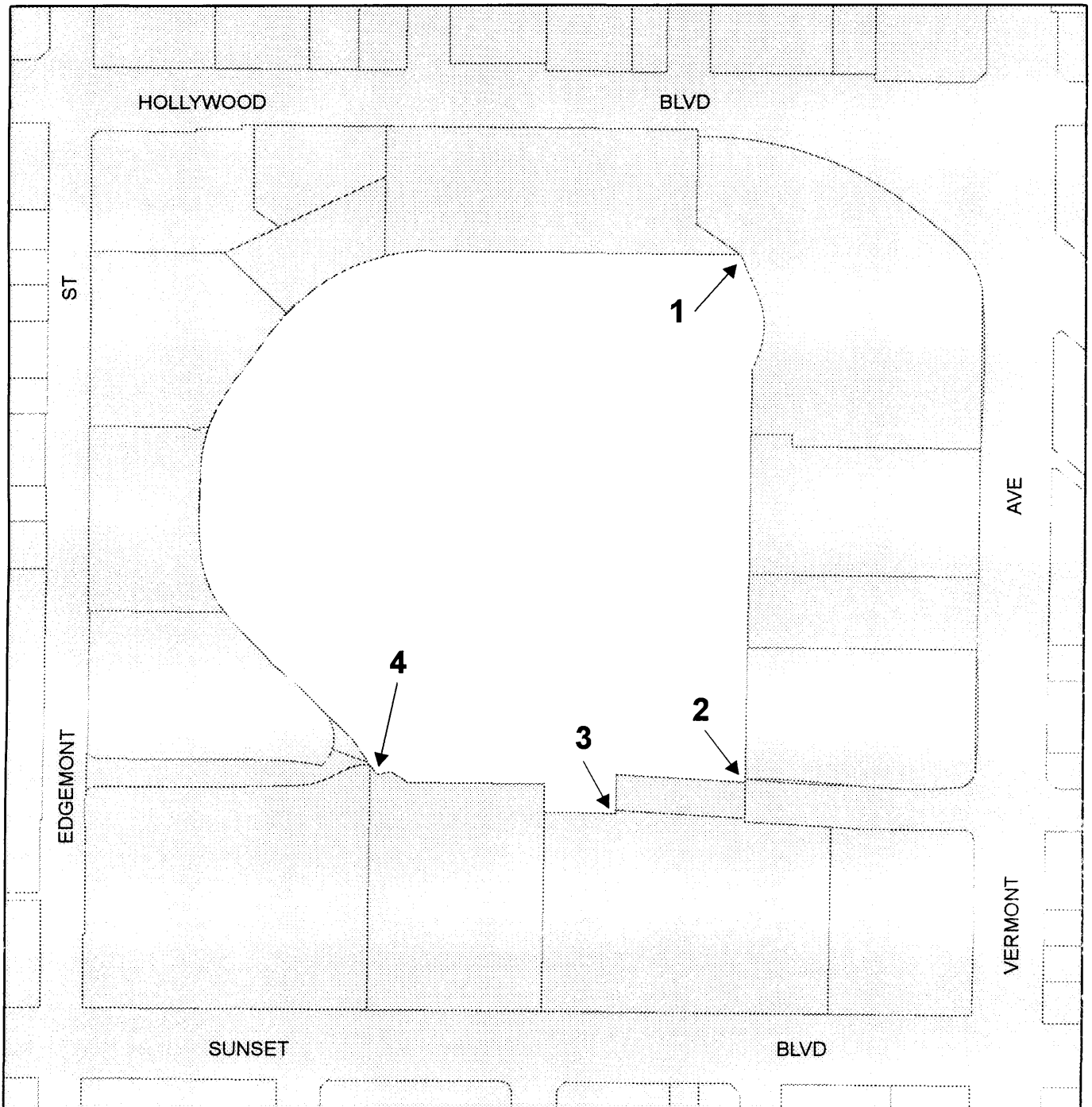
Street Data Source: Thomas Brothers Maps, Inc. Copyright (c) 2005

Ortho Photo Data Source: City of Los Angeles, 2001



Area Mapped

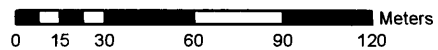
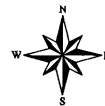
City of Los Angeles

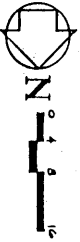
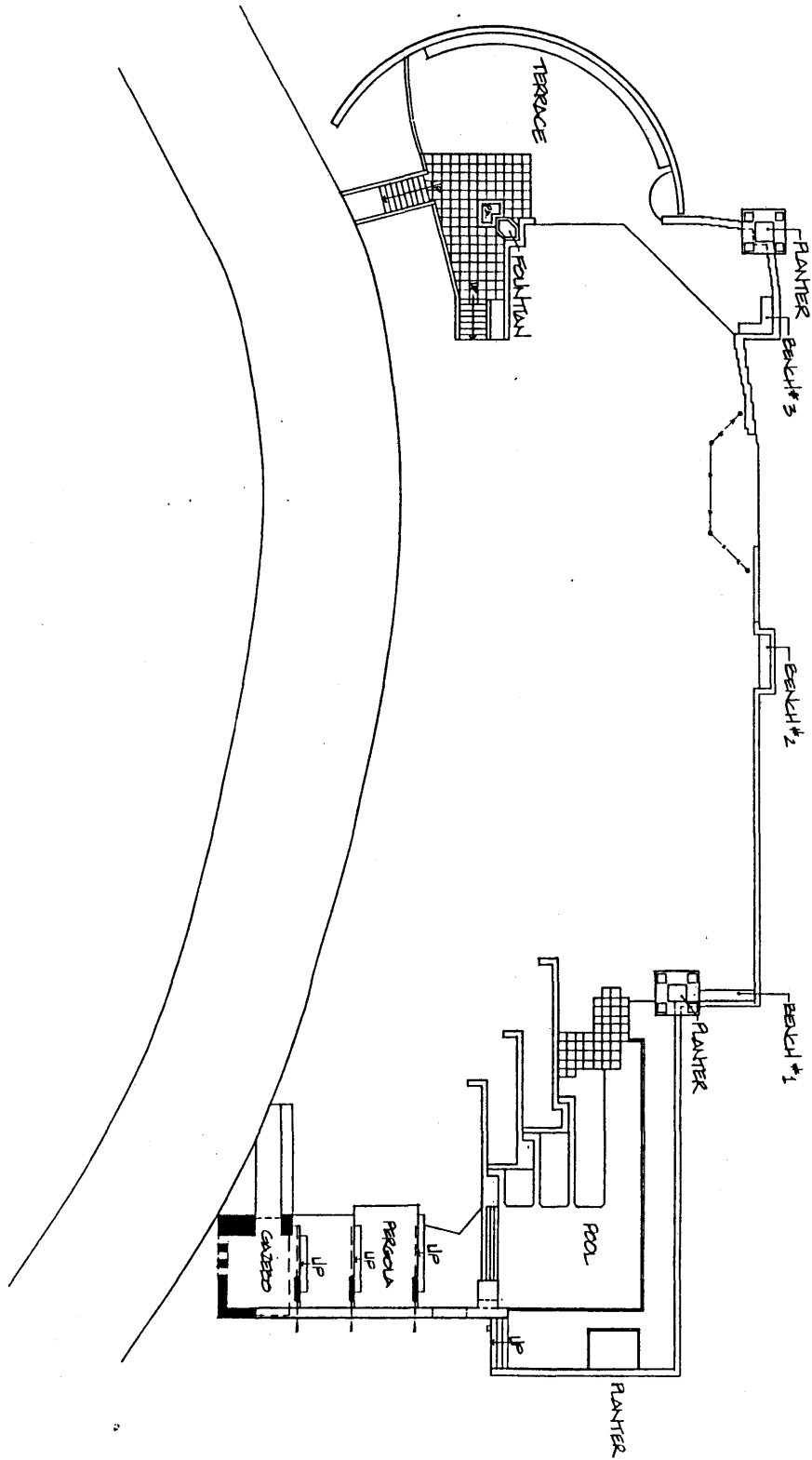


|    | X meters   | Y meters     |
|----|------------|--------------|
| 1) | 380,727.70 | 3,774,130.50 |
| 2) | 380,730.85 | 3,773,906.90 |
| 3) | 380,675.90 | 3,773,893.70 |
| 4) | 380,573.85 | 3,773,910.05 |

# Barnsdall Park

GROUND COORDINATES  
UTM ZONE 11 NAD83

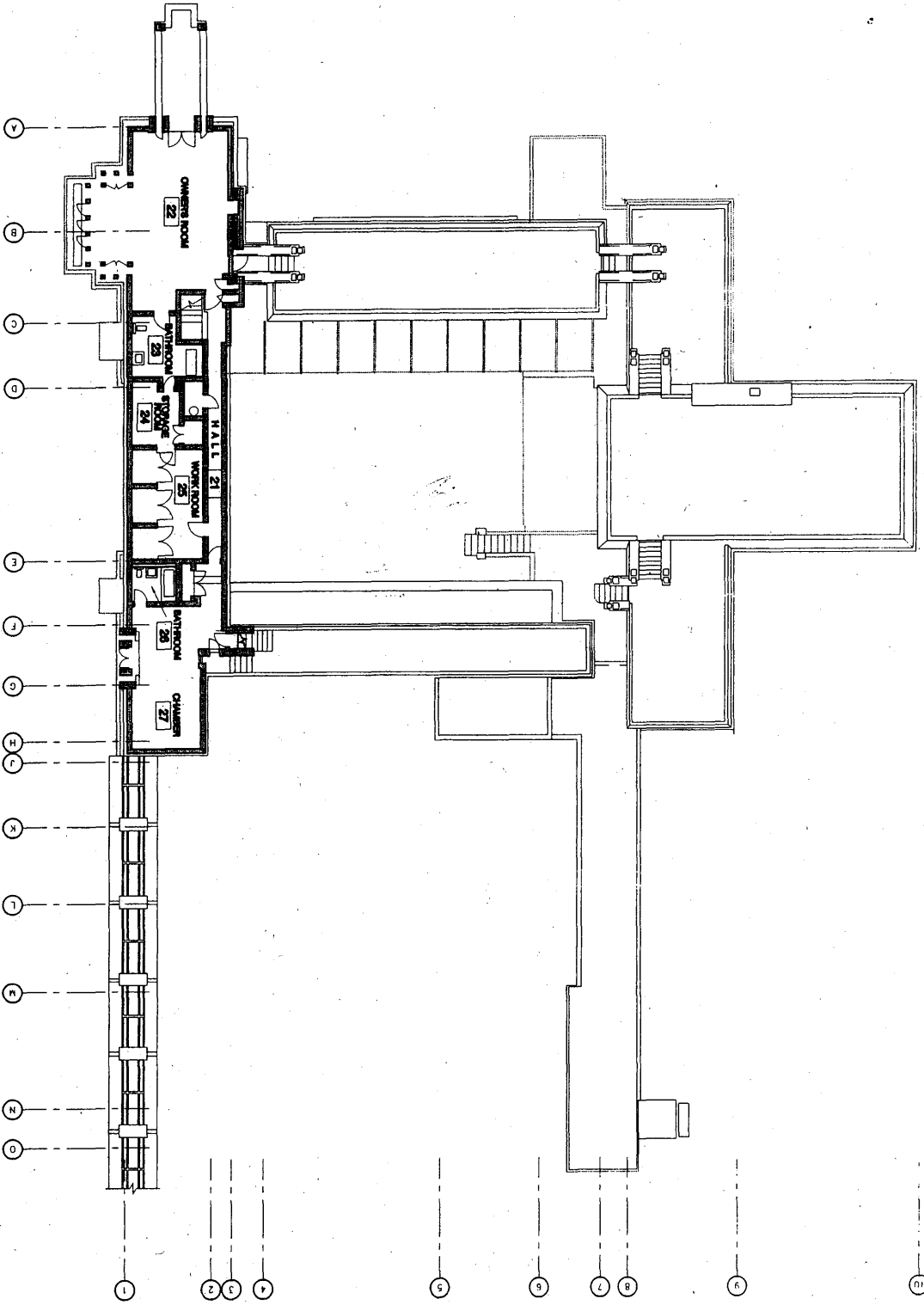




|                 |    |
|-----------------|----|
| BLDG. NO.       | 13 |
| SHEET OF SHEETS | 13 |
| INDEX NUMBER    |    |

|                             |                      |
|-----------------------------|----------------------|
| "THE LITTLE DUFFER" TERRACE |                      |
| ARCHITECT                   | CITY ENGINEER        |
| STRUCTURAL ENG.             | DEPUTY CITY ENGINEER |
| BLDG. ENGINEER              | PRINCIPAL ARCHITECT  |
| BLDG. BLUE ENG.             |                      |

|  |  |
|--|--|
| CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS      |  |
| BUREAU OF ENGINEERING<br>ROBERT S. HORII CITY ENGINEER |  |
| ARCHITECTURAL DIVISION<br>CITY HALL EAST ROOM 090      |  |
| PHONE 485-5825   |  |



HOLLYHOCK HOUSE - SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

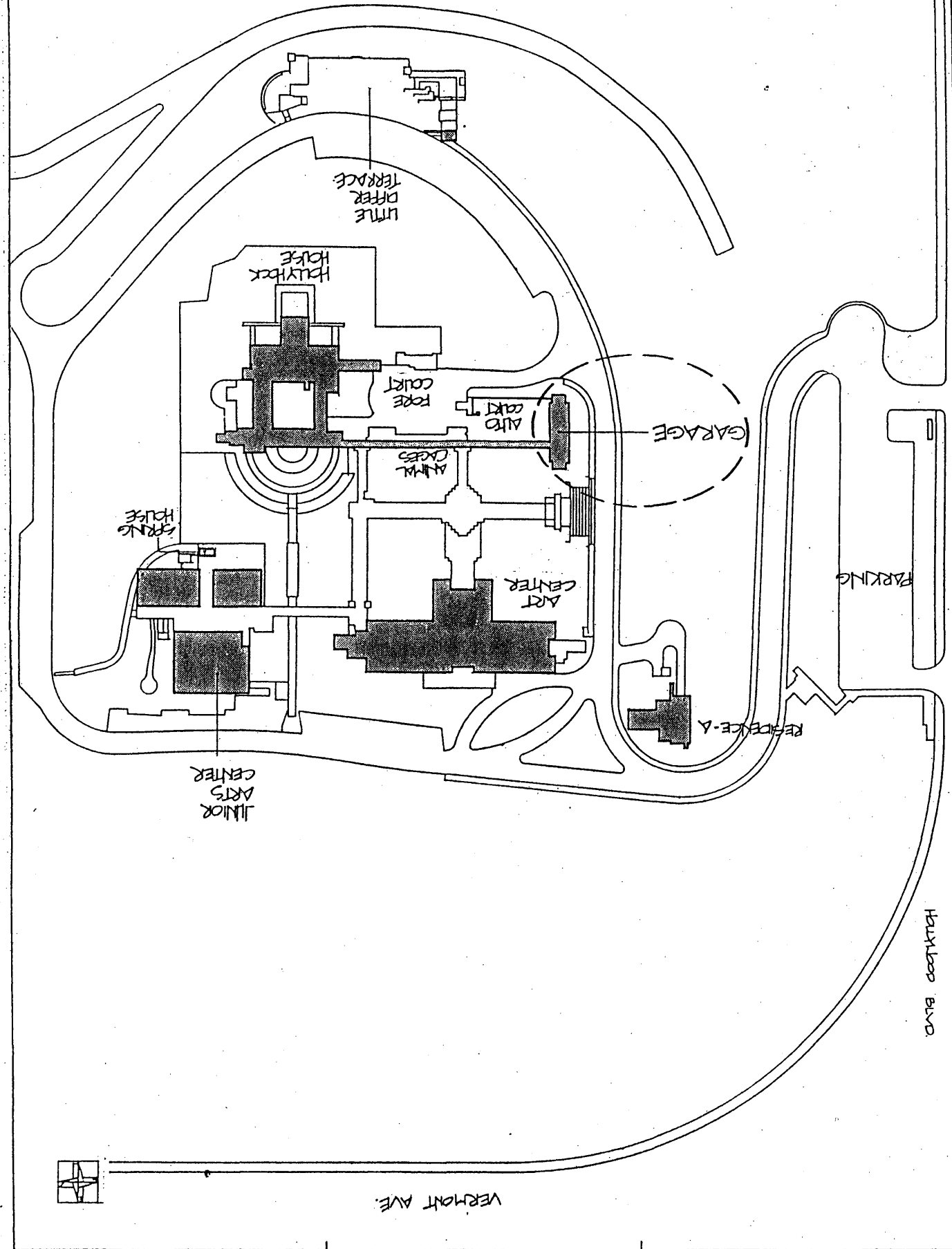


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|--|--|---|--|---|--|
| CITY OF LOS ANGELES  |  | DEPARTMENT OF PUBLIC WORKS  |  | BUREAU OF ENGINEERING   |  |
| PROJECT TITLE: <b>SECOND FLOOR PLAN</b><br>PROJECT: <b>BARNSDALL PARK</b><br>ADDRESS: <b>LOS ANGELES</b><br>PLAN NUMBER: <b>PLA 19001A</b> |  | CITY ENGINEER: <b>GARY LEE MOORE, P.E.</b><br>DESIGN GROUP: _____<br>ARCHITECT: <b>JMK</b><br>ENGINEER: <b>JMK</b><br>CHECKED BY: <b>JMK</b><br>APPROVED BY: <b>SEBASTIAN VENTURA, CITY ARCHITECT</b> |  | INDEX NO.: _____<br>BUILDING NO.: <b>1901</b><br>DATE: _____<br>DRAWN BY: _____ |  |

A0.2




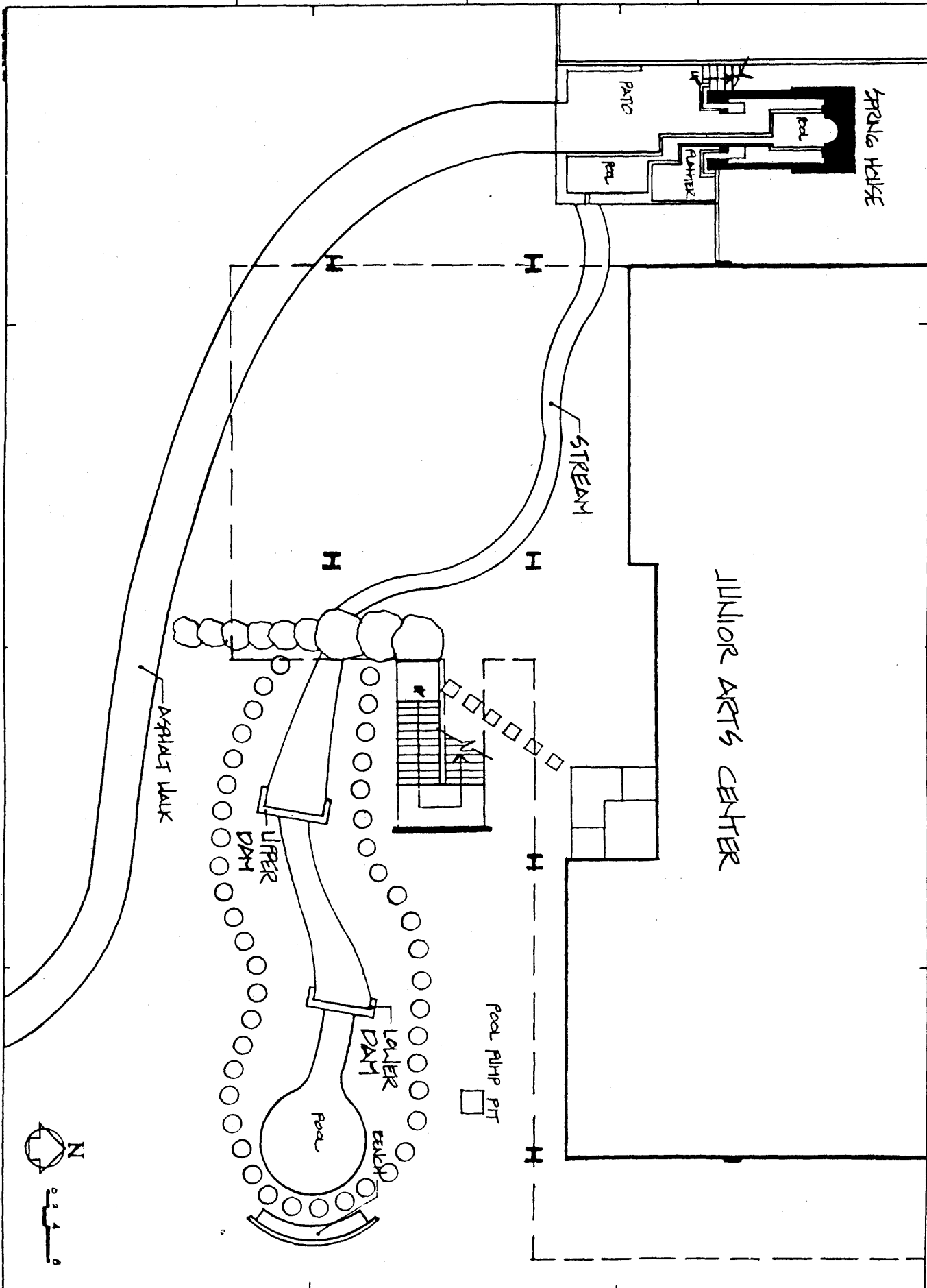
→ N



VERMONT AVE.

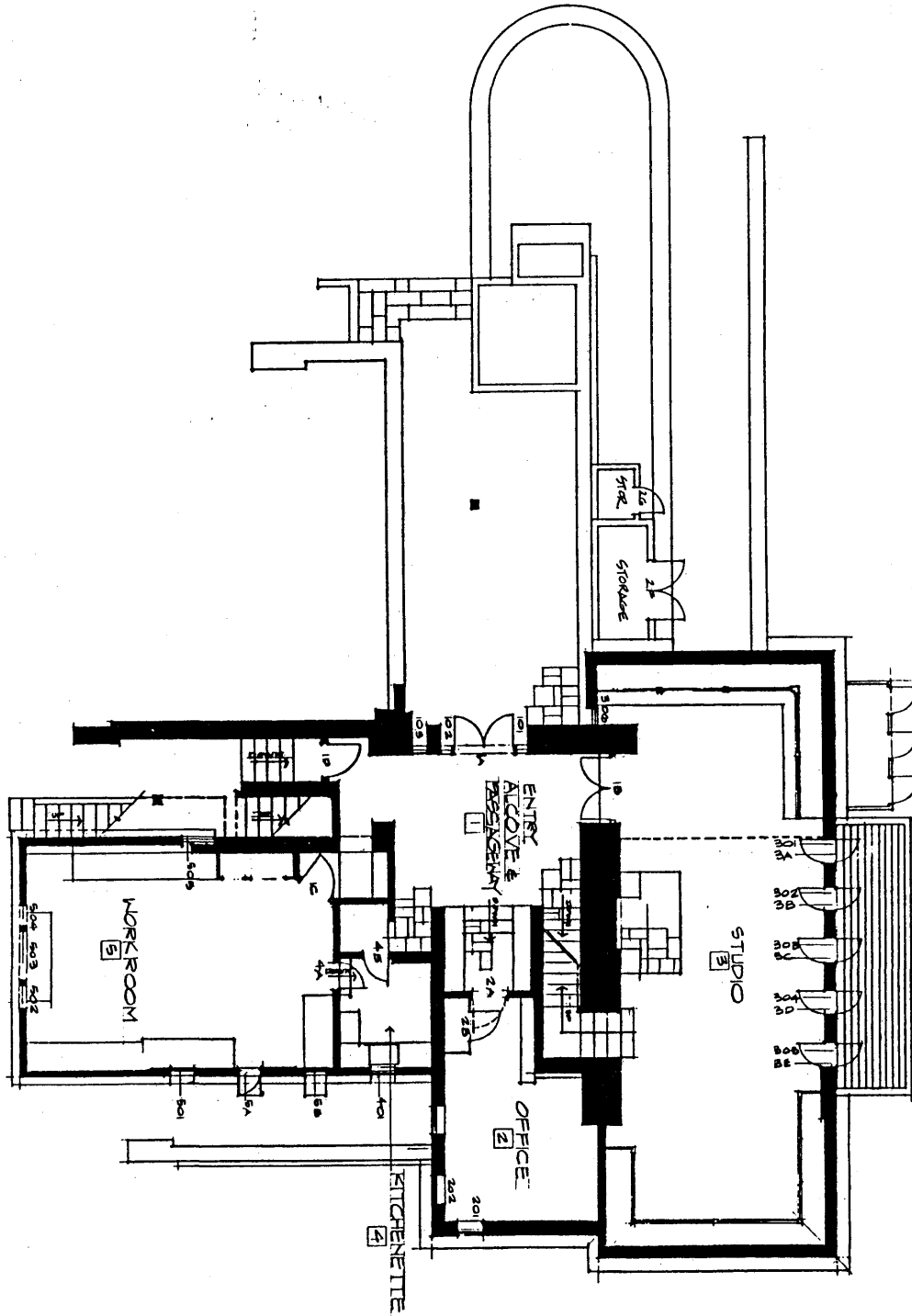
HOLLYWOOD BLVD

|   |  |   |  |  |  |
|---|--|---|--|--|--|
| BLDG. NO. _____ SHEET OF SHEETS _____ INDEX NUMBER _____  |  | CITY ENGINEER<br>DEPUTY CITY ENGINEER<br>PRINCIPAL ARCHITECT          |  | CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS<br>BUREAU OF ENGINEERING<br>ROBERT S. MORI CITY ENGINEER<br>ARCHITECTURAL DIVISION<br>CITY HALL EAST ROOM 600 PHOENIX 462-5025 |  |
| HOLLYHOCK HOUSE GARAGE<br>SITE PLAN<br>BARNSDALL ART PARK |  | ARCHITECT<br>STRUCTURAL ENG.<br>CIVIL ENGINEER<br>ELECTRICAL ENGINEER |  |   |  |



|                 |                              |                      |                 |                     |  |
|-----------------|------------------------------|----------------------|-----------------|---------------------|--|
| 12<br>BLDG. NO. | <b>SPRING HOUSE + STREAM</b> |                      | PROJECT:        | CITY ENGINEER       | CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS<br>BUREAU OF ENGINEERING<br>ROBERT S. MORI CITY ENGINEER<br>ARCHITECTURAL DIVISION<br>CITY HALL EAST BEHMA 200<br>PHONE 485-5825 |
|                 | STRUCTURAL ENG.              | DEPUTY CITY ENGINEER | PLAN CHECK ENG. | PRINCIPAL ARCHITECT |  |
|                 | CIVIL ENG.                   | ARCHITECT            | MECHANICAL ENG. | ELECTRICAL ENG.     |  |
|                 | MECHANICAL ENG.              | ELECTRICAL ENG.      | CIVIL ENG.      | ARCHITECT           |  |
| SHEET OF SHEETS | INDEX NUMBER                 |                      |                 |                     |  |



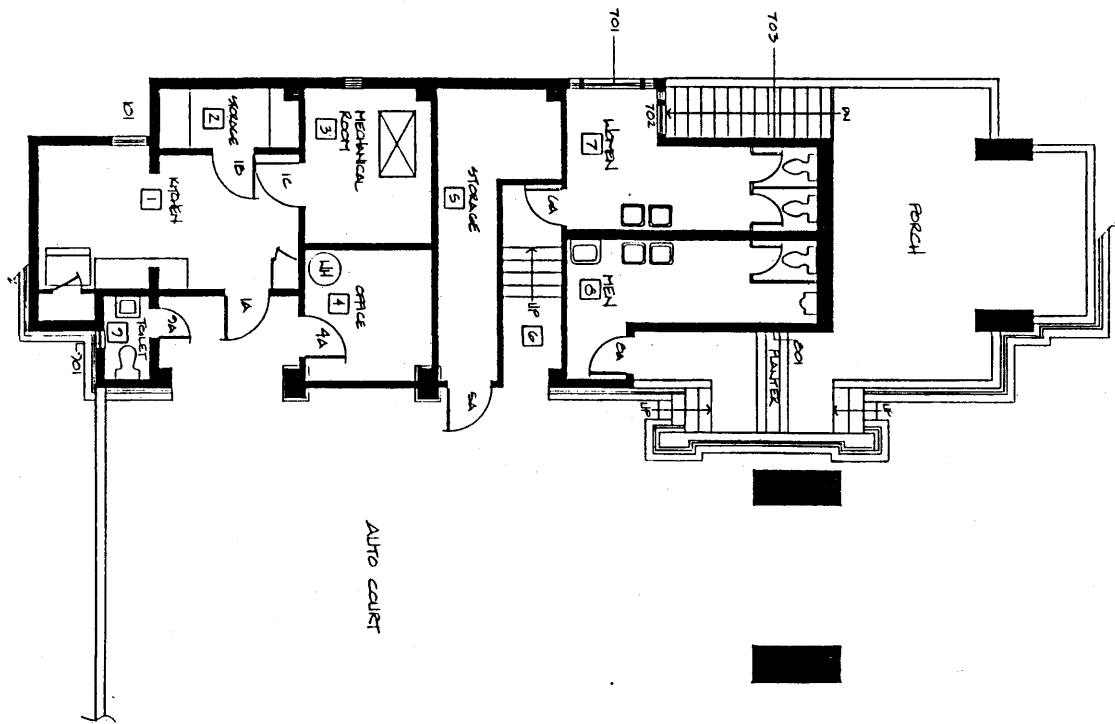
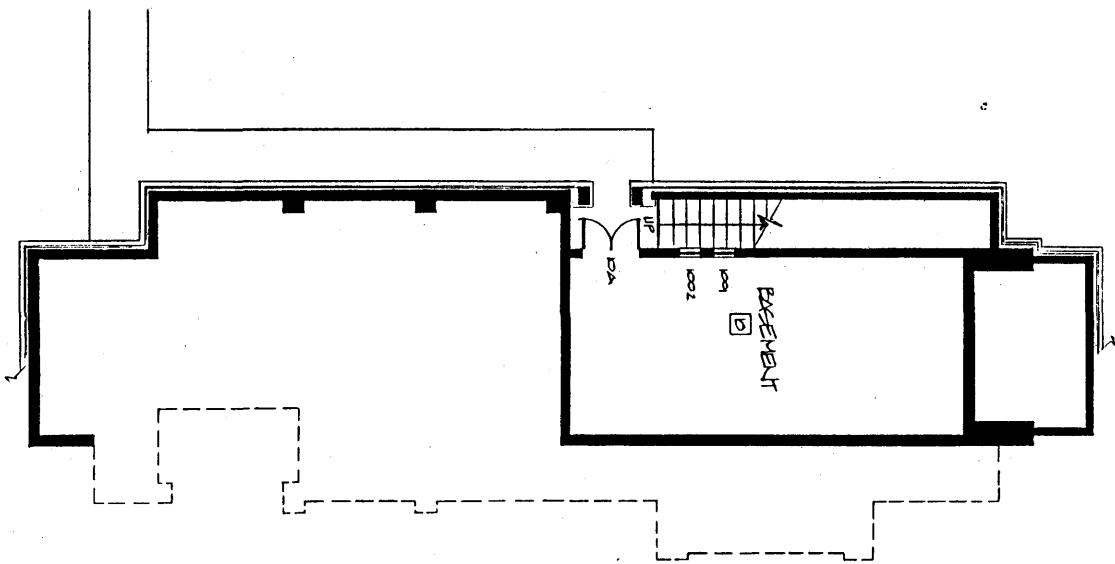


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|           |                           |              |                 |                      |  |
|-----------|---------------------------|--------------|-----------------|----------------------|--|
| 2         | RESIDENCE A - FIRST FLOOR |              | ARCHITECT       | CITY ENGINEER        | CITY OF LOS ANGELES<br>DEPARTMENT OF PUBLIC WORKS<br>BUREAU OF ENGINEERING<br>ROBERT S. HORII CITY ENGINEER<br>ARCHITECTURAL DIVISION<br>CITY HALL EAST ROOM 850<br>PHONE 481-5831 |
|           |                           |              | STRUCTURAL ENG. | DEPUTY CITY ENGINEER |  |
|           |                           |              | BLUE PRINT ENG. | PRINCIPAL ARCHITECT  |  |
|           |                           |              | BLUE PRINT ENG. |                      |  |
| BLDG. NO. | SHEET OF SHEETS           | INDEX NUMBER |                 |                      |  |







|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
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| 7   |      |             |
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| 10  |      |             |


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|--------------------------------|----------------------|
| GARAGE, FIRST FLOOR & BASEMENT |                      |
| ARCHITECT                      | CITY ENGINEER        |
| STRUCTURAL ENG.                | DEPUTY CITY ENGINEER |
| BLDG. MECH. ENG.               | PRINCIPAL ARCHITECT  |
| BLDG. ELEC. ENG.               |                      |

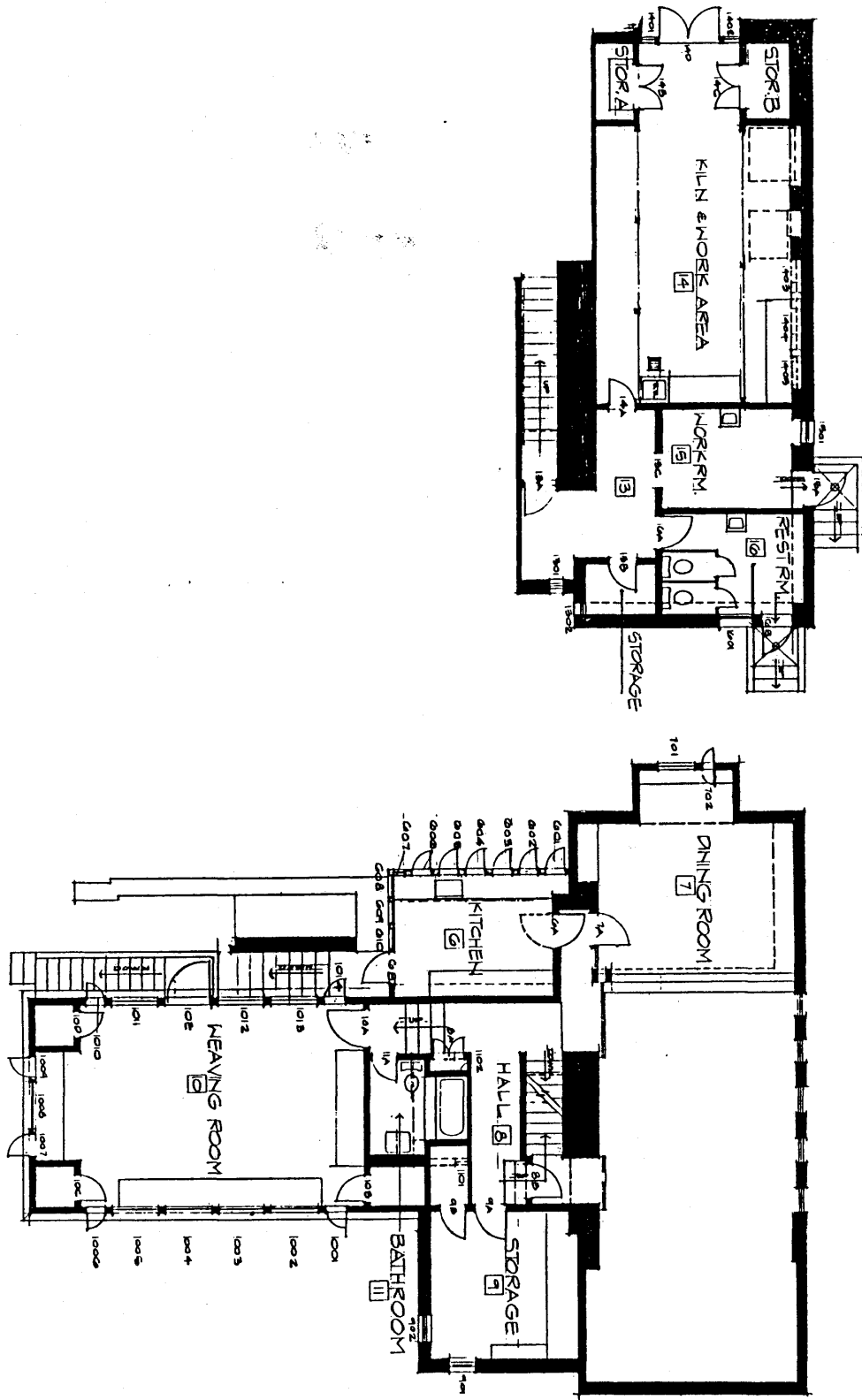
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|------------------|----------------------|
| ARCHITECT        | CITY ENGINEER        |
| STRUCTURAL ENG.  | DEPUTY CITY ENGINEER |
| BLDG. MECH. ENG. | PRINCIPAL ARCHITECT  |
| BLDG. ELEC. ENG. |                      |

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|--|---------------------------------------|-----------------|----------------------|
| BLDG. NO.<br>SHEET OF SHEETS<br>INDEX NUMBER | RESIDENCE A - BASEMENT & SECOND FLOOR | ARCHITECT       | CITY ENGINEER        |
|  |                                       | STRUCTURAL ENG. | DEPUTY CITY ENGINEER |
|  |                                       | ELECTRICAL ENG. | PRINCIPAL ARCHITECT  |
|  |                                       | MECHANICAL ENG. |                      |

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