

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received DEC 23 1985
date entered 23

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Frederick Hastings Rindge Residence

and/or common The Rindge Residence

2. Location

street & number 2263 Harvard Boulevard

N/A not for publication

city, town Los Angeles

N/A vicinity of

state California

code 06

county Los Angeles

code 037

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Harold Greenberg

street & number 2263 Harvard Boulevard

city, town Los Angeles

N/A vicinity of

state CA 90018

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles

state California

6. Representation in Existing Surveys

title Adams Normandie 4321

has this property been determined eligible? yes no

date November 1981

federal state county local

depository for survey records Community Redevelopment Agency

city, town Los Angeles

state California

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____ N/A

Describe the present and original (if known) physical appearance

The Rindge Residence, located at 2263 South Harvard Boulevard in Los Angeles, is prominently situated on a large raised corner lot, and serves as a visually pleasing local landmark. A curving, cut sandstone block wall defines the perimeter of the property. The lot is well landscaped with mature trees, shrubs, and flowering plants. The main residence, designed in the Chateausque style, is two and one half stories in height with a high pitched roof contained between large twin towers with conical roofs. The walls and towers are brick, covered with a layer of plaster/stucco and articulated by cut sandstone quoining. Decorative details include stained and leaded glass, painted interior friezes and ceilings, marble fireplaces, and carved interior woodwork. Associated structures on the property include a carriage house, museum building, and small non-period storage structure. Its compatibility in scale and period with neighboring structures anchors and contributes heavily to the unique sense of time and place created by this neighborhood. Overall integrity remains high.

The Rindge Residence is one of the finest examples of the Chateausque style of residential architecture in Los Angeles. Constructed soon after the turn of the century, the style was a rarity in that city. Both owner, Frederick Hastings Rindge, and architect, Frederick Louis Roehrig, had traveled extensively in Europe and were greatly influenced by the architecture of that continent. The structure is two and one half stories in height with a high pitched hipped roof contained between large twin towers with conical roofs. The towers are articulated by sandstone quoining and employ single sash curved windows with fixed transoms above. The entire roofline is emphasized by exposed curved rafters. The roof peak is sheathed in copper. The walls are brick covered with a layer of cement/stucco altered by the application of texture coat. The stonework consists of cut sandstone blocks. The dominating stonework and arcade suggest a Romanesque influence.

Twin chimneys and twin dormers with cast stone pediments and pilaster like surrounds project from the roof on the principal facade. The principal facade, or eastern elevation, is accentuated by a one-story arcade, curving outwards and topped with a balcony enclosing a portion of the front terrace and supported by paired columns with stone capitals. Shaded by the arcade is the main entry beneath a pointed arch. The original door is decorated with a stained glass window; original decorative brass hinges have recently been removed for polishing and will be reattached. Access to the terrace is provided by four wide converging steps; terrace and steps are defined by rusticated stone walls which continue along the base of the towers. Two original cast iron lampposts of five globes each further accent the principal terrace area. Downspouts with decorative brackets have been removed from the first story of the principal facade, but remain in deteriorated condition on all other elevations. The wood shingle roof has been covered by asphalt shingling, and is in need of repair or replacement.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1902 **Builder/Architect** Frederick Roehrig

Statement of Significance (in one paragraph)

The Frederick Hastings Rindge Residence, built in 1902, is one of the finest extant examples of the Chateausque style constructed in Los Angeles during this period. It is significant for its architectural quality and integrity, its unique sense of time and place, and its virtually unaltered condition. The structure is historically significant as the last residence of Frederick Hastings Rindge, one of Los Angeles' wealthiest and most influential citizens. Before his death in 1905, Mr. Rindge served as director of the Edison Electric Company, vice-president of the Union Oil Company, president of the Conservative Life Insurance Company, president of the Sinaloa Land Company, and owned the extensive Malibu Rancho. The Rindge Residence is a significant example of the work of the noted Southern California architect Frederick Louis Roehrig. The edifice was erected at an estimated cost of \$60,000 by master builder E. C. Shipley. Upon completion, the residence was represented in various periodicals of the time, as befitted one of Los Angeles' most elegant mansions.

The Rindge Residence is one of the finest extant examples of the Chateausque style constructed in Los Angeles during this period. It is significant for its architectural quality and integrity, and remains virtually unaltered. Upon completion of its construction in 1902, the structure was recognized as one of the most prestigious residences in Southern California. The residence was well represented in periodicals and pictorials of the time, as befitted one of Los Angeles' most elegant mansions.^{1,2,3} The structure is prominently situated on a large raised corner lot, and serves as a visually pleasing local landmark. It is compatible in scale and period with neighboring structures in the area originally known as West Adams Heights; one of the most prestigious residential developments in Los Angeles after the turn of the century. The edifice and grounds of the Rindge Residence are an integral component of the remainder of West Adams Heights, visually and architecturally anchoring the historic neighborhood. The Rindge Residence contributes heavily to the unique sense of time and place in Los Angeles created by this neighborhood.

¹ Los Angeles Times, February 8, 1903, Part II, pp. 1, 12.

² Los Angeles Chamber of Commerce, "Los Angeles Today; February 1, 1910," Los Angeles: Neuner Co., 1909.

³ Robert J. Burdette, ed., Greater Los Angeles and Southern California (Chicago: The Lewis Publishing Co., 1910), pp. 40, 41.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 1 3/4 acres

Quadrangle name Hollywood

Quadrangle scale 1:24000

UTM References

A

1	1	3	7	9	4	2	0	3	7	6	6	5	3	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification Assessor's Parcel #5058-018-025.

Boundaries are drawn on lot lines which encompass the historic property.

The nominated property occupies the south 20' of lots 8 and 18 and all of lots 9, 10, 19, and 20 in Block 3 of the West Adams Heights Tract.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Richard Starzak

organization Consultant to owner of property date January 31, 1985

street & number P.O. Box 60117 telephone (213) 828-0721

city or town Los Angeles state California 90060

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualteri

title State Historic Preservation Officer date 12/9/85

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I hereby certify that this property is included in the National Register

John Byers
Keeper of the National Register

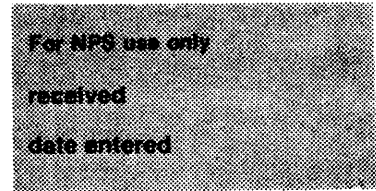
included in the
National Register

date 1-23-86

Attest:

Chief of Registration

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 6

Page 1

Representation in Existing Surveys (Continued)

Tax Certification Application, Part I
Approved October 17, 1984
Records at Division of National Register Programs
National Park Service
Western Regional Office
450 Golden Gate Avenue
San Francisco, California

State Historic Resources Inventory
1975 x State
State Office of Historic Preservation
P. O. Box 2390
Sacramento, California 95811

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page

1

The northern elevation is highlighted by a porte cochere supported by sandstone columns. An octagonal tower with octagonal cap defines the northwest corner of the structure. A compatible but asymmetrical octagonal bay is located near the western end of the southern elevation. Immediately to the east of this bay the facade is accentuated by two series of stepped leaded glass windows. The eastern end of the southern elevation is marked by a slightly damaged oriel window. The second story is slightly projected at this point, and is further defined by decorative brackets. The rear or western elevation is dominated by a one-story addition. The rear half of the structure is only two stories in height, and has a composite roof shape. Most windows are the double hung sash type, and are in need of repair.

Associated with the structure are the museum and the carriage house, matching the architectural style of the main residence, and a small storage shed (1958) located immediately to the southwest of the main structure. The one-story museum is located at the southwest corner of the property. The structure was used to house the collection of artwork and archeological materials prized by Frederick H. Rindge. The museum is constructed in a rectangular building plan incorporating a center space courtyard. An arcade along the upper half of the eastern elevation accentuates the entrance to the courtyard and is the structure's most prominent architectural feature. Leaded glass windows, some in disrepair, are employed often throughout the museum. The museum building underwent some alterations to convert it to a residence during the late 1940s and early 1950s. The alterations include enclosure of a portion of the courtyard, and construction of interior partitions and bathroom. The one-story carriage house is located to the northwest of the main residence. The windows, garage door, and interior were substantially altered during the late 1940s. The building plan and exterior wall surface of the carriage house, however, have remained virtually unaltered.

The residence is located on a large corner lot extending from Harvard Boulevard to Hobart Avenue, immediately north of West Twenty-Fifth Street. A curving, cut sandstone block wall defines the perimeter of the property. The lot is well landscaped with mature trees, shrubs, and flowering plants.

The interior of the first floor of the Rindge Residence is elaborately decorated with carved woodwork, painted friezes and ceilings, leaded and stained glass, and marble. This level is dominated by a large central hall and elaborate staircase. The walls of the main hall are of walnut panels and trim, executed at the highest caliber of craftsmanship. The beamed ceilings are adorned with a richly painted floral border; the ceiling beams in this room employ dentilated woodwork. The south wall of this room is decorated by a painted frieze which bears the inscription "California shall be ours as long as the stars remain" above the marble fireplace. Leaded glass is elegantly employed in unusual patterns in a two-pieced arched window and above the winding staircase. The main hall provides access to the parlor, library,

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 2

dining room, breakfast room, powder rooms, entrance hall, and reception room. Large sliding doors separate the main hall from the dining room, library, and parlor. The small reception hall has been altered by the addition of a partition constructed inside the original arched doorway. Throughout the first floor, the ceilings have a painted border in various styles; the ceilings have deteriorated to some degree as a result of water damage and the accumulation of dirt; acoustic tile covers the ceiling in the southeasternmost room. The dining room is graced by a beamed ceiling; a built-in hardwood service cabinet, fitted with brass and leaded glass, surrounds the elegant fireplace.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 1

The Rindge Residence has been well represented in recent architectural treatments of Los Angeles. The structure is the City of Los Angeles Cultural Historic Landmark No. 95, as determined by the Los Angeles Cultural Heritage Board.⁴ It was represented in an architectural survey conducted by the Los Angeles County Museum of Natural History in June 1975 under contract from the State Office of Historic Preservation as part of the State Historic Resources Inventory.⁵ The Rindge Residence was also determined to be eligible for National Register of Historic Places listing by the Community Redevelopment of Los Angeles, the result of an architectural survey of the Adams Normandie 4321 area completed in November 1981;⁶ it has also been determined eligible for individual National Register listing under the Tax Certification process.

The Rindge Residence was the first structure to undergo construction in the prestigious West Adams Heights development. The West Adams Heights Tract was surveyed at the request of Mrs. Mary Moore, George Cochran, A. J. Wallace, and the Associated Trust and Investment Co. The tract was recorded on June 18, 1902.⁷ Building contracts regarding construction of the residence were drawn on May 17, 1902 by the owner, Frederick Hastings Rindge.⁸ The prominent architect F. L. Roehrig of Pasadena had been commissioned to design the residence. Master builder E. C. Shipley was contracted to construct the edifice at a cost of \$36,639. Thomas Foulke was contracted to complete all electrical work by December 1, 1902 at a cost of \$710. The firm of Babcock and White was contracted to complete all plumbing in the structure for \$3,400 by December 1, 1902. All painting and varnishing would be executed by Charles Ellsperman for the sum of \$1,614, also to be completed by December 1, 1902. The total cost of construction was estimated in the Los Angeles Times⁹ at \$60,000. The Rindge family relocated from Santa Monica to this residence soon

⁴ Los Angeles City Cultural Heritage Board, Fact Sheets (Los Angeles: City of Los Angeles, 1974).

⁵ Tom Sitton, Historic Resources Inventory; Frederick H. Rindge House (Los Angeles: Museum of Natural History, June 1975).

⁶ Community Redevelopment Agency, Cultural Resource Documentation Report; Adams Normandie 4321 (Los Angeles: City of Los Angeles, November 1981), pp. 119-123.

⁷ Official Map Book, Book 2, pages 53 and 54 (Los Angeles: City of Los Angeles).

⁸ Los Angeles Daily Journal, May 19, 1902, p. 2.

⁹ Los Angeles Times, February 8, 1903, Part II, pp. 1, 12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 2

after its completion.¹⁰ May K. Rindge, widowed in 1905, continued to reside here until her death in 1941.* She was known locally for unsuccessfully trying - for 20 years - to deny the federal government rights of way through her 24,000-acre property in Malibu;¹¹ she was also known as the founder and owner of the Malibu Potteries, nationally known for the high quality of its ceramic art tile. Rhoda R. Adamson, daughter of Frederick and May Rindge, controlled the property from the time of the death of May Rindge in 1941, until the property was donated to the Roman Catholic Church in 1944. Rhoda Rindge, incidentally, was the wife of the founder of Adohr Farms dairy, named in her honor.¹² Under Church ownership, the mansion became identified as "Jeanne D'Arc Hall",¹³ and was used as a convent and later a maternity home. The structure returned to use as a single family residence in 1975,¹⁴ when it was purchased by Stanford and A. Marie King of Newport Beach. The Kings died in 1981, leaving the house vacant, used only as a location setting for films and television shows until purchased recently by the present owner.

Frederick Hastings Rindge was the only surviving heir in a family of six children to the Rindge fortune of Cambridge, Mass. He was born on December 21, 1857 in Cambridge, the son of Samuel Baker Rindge and Clarissa (Harrington) Rindge. The legacy of the Rindge household had been modest since it first arrived in Massachusetts in 1639. By the time of the death of Samuel Baker Rindge on May 3, 1883, however, the family fortune was estimated at \$2,000,000.

¹⁰ Los Angeles City Directories, 1902-1905.

¹¹ Los Angeles Times, August 1, 1982, Part VII, p. 1.

¹² Los Angeles City Cultural Heritage Board, Fact Sheets (Los Angeles: City of Los Angeles, 1974).

¹³ Assessor's Map Books, Book 46 1901-1910, Book 256 1911-1955 (Los Angeles: City of Los Angeles).

¹⁴ Los Angeles Times, August 1, 1982, Part VII, p. 1.

*NOTE: A discussion with a descendant of Frederick Hastings Rindge held subsequent to the submission of this application has yielded the following pertinent information: When asked whether May Rindge resided at the Malibu Ranch House or at the residence at 2263 South Harvard until her death in 1941, Mr. Ron Rindge stated that the widow resided at the 2263 South Harvard Residence. The Malibu Ranch House was equipped with a guest room prepared for occasional visits by May Rindge, but it was chiefly used as a residence for her daughter and son-in-law.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 3

Frederick Hastings Rindge inherited the family fortune soon after his graduation from Harvard in 1879. During his youth, Mr. Rindge had traveled extensively, spending a great deal of time in Europe, and also visiting California. He moved to California permanently in 1887, living first in Los Angeles, then in Santa Monica after 1891. In 1891, he purchased the Malibu Rancho, extending twenty-five miles along the coast northwesterly from Las Flores Canyon. The ranch house was destroyed by fire in 1903, soon after the Harvard Boulevard residence had been completed. Mr. Rindge contributed mightily to the development of the Los Angeles area. He was one of the early supporters of land reclamation and water power utilization. He was a director of the Edison Electric Company, vice-president of the Union Oil Company, president of the Conservative Life Insurance Company, president of the Sinaloa Land Company, and president of the YMCA. Mr. Rindge was highly regarded among citizens in Los Angeles and Cambridge as a generous benefactor and philanthropist. Throughout his lifetime, Mr. Rindge was an enthusiast of California history, lore, and anthropology. His private collection of archeological materials was considered one of the finest in California. His love of California is evident throughout the Harvard Boulevard residence, highlighted by quotations carved in wood, painted inscriptions, and wood carvings of California flora. Frederick Hastings Rindge died in Yreka, California on August 29, 1905, and was interred at the Rosedale Cemetery in Los Angeles.^{15,16,17}

Frederick Louis Roehrig was regarded as one of the most prominent residential architects in Southern California during the first two decades of this century. Mr. Roehrig studied architecture at Cornell University, receiving his degree in 1883. He furthered his studies in England and France the year following his graduation. Mr. Roehrig then opened an office in Pasadena, practicing in that city until relocating his offices to Los Angeles in 1890.¹⁸ In 1907 he was elected the secretary and treasurer of the southern district of the State Board of Architecture.¹⁹ Mr. Roehrig received commissions to design several

¹⁵ Rockwell D. Hunt, ed., California and Californians, 5 vols. (Los Angeles: Lewis Pub. Co., 1926).

¹⁶ Robert J. Burdette, ed., Greater Los Angeles and Southern California (Chicago: The Lewis Publishing Co., 1910), pp. 40, 41.

¹⁷ Los Angeles Times, September 2, 1905, obituary.

¹⁸ Who's Who in the Pacific Southwest (Los Angeles: Times-Mirror Printing and Binding House, 1913), p. 318.

¹⁹ Architect and Engineer of California, April 1907, p. 87.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 4

prestigious residences in Pasadena, including those for: W. C. Price in 1904;²⁰ John B. Miller in 1905;²¹ Louise B. Hugus in 1908;²² and Elizabeth G. Reighard on Bellevue Drive in 1913.²³ Mr. Roehrig was also the architect for the J. L. Giroux Residence²⁴ in Hollywood about 1912, the William H. Bartlett, Sr. Residence²⁵ near Santa Barbara in 1911, the Pasadena Hospital nurse's home²⁶ in 1914, and the Alhambra Public Library.²⁷ Mr. Roehrig also designed utilitarian structures such as the San Francisquito Canon powerhouse²⁸ in 1912 for the Acqueduct Advisory Board, the power and light substation at 1636 St. John St.²⁹ in 1916, DWP substation No. 9 at 926 Francisco St.³⁰ in Los Angeles, and the DWP distributing station at 911 Lincoln Boulevard.³¹ The Rindge Residence is one of the finest surviving examples of the work of this highly regarded architect.

²⁰ Los Angeles Examiner, December 19, 1904, p. 13.

²¹ Los Angeles Daily Journal, August 17, 1905, p. 2.

²² Los Angeles Daily Journal, May 4, 1908, p. 2.

²³ Southwest Contractor and Manufacturer, March 29, 1913, p. 38.

²⁴ Architect and Engineer of California, June 1912, p. 109.

²⁵ Southwest Contractor and Manufacturer, January 21, 1911, p. 3.

²⁶ Southwest Contractor and Manufacturer, August 16, 1913, p. 21.

²⁷ Southwest Contractor and Manufacturer, November 2, 1912, p. 16.

²⁸ Southwest Contractor and Manufacturer, August 3, 1912, p. 17.

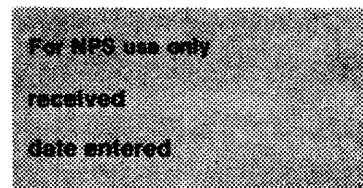
²⁹ Los Angeles City Building Permit, July 27, 1916, #4395.

³⁰ Southwest Builder and Contractor, September 19, 1924, p. 46.

³¹ Los Angeles City Building Permits, April 21, 1928, #11,594.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 9

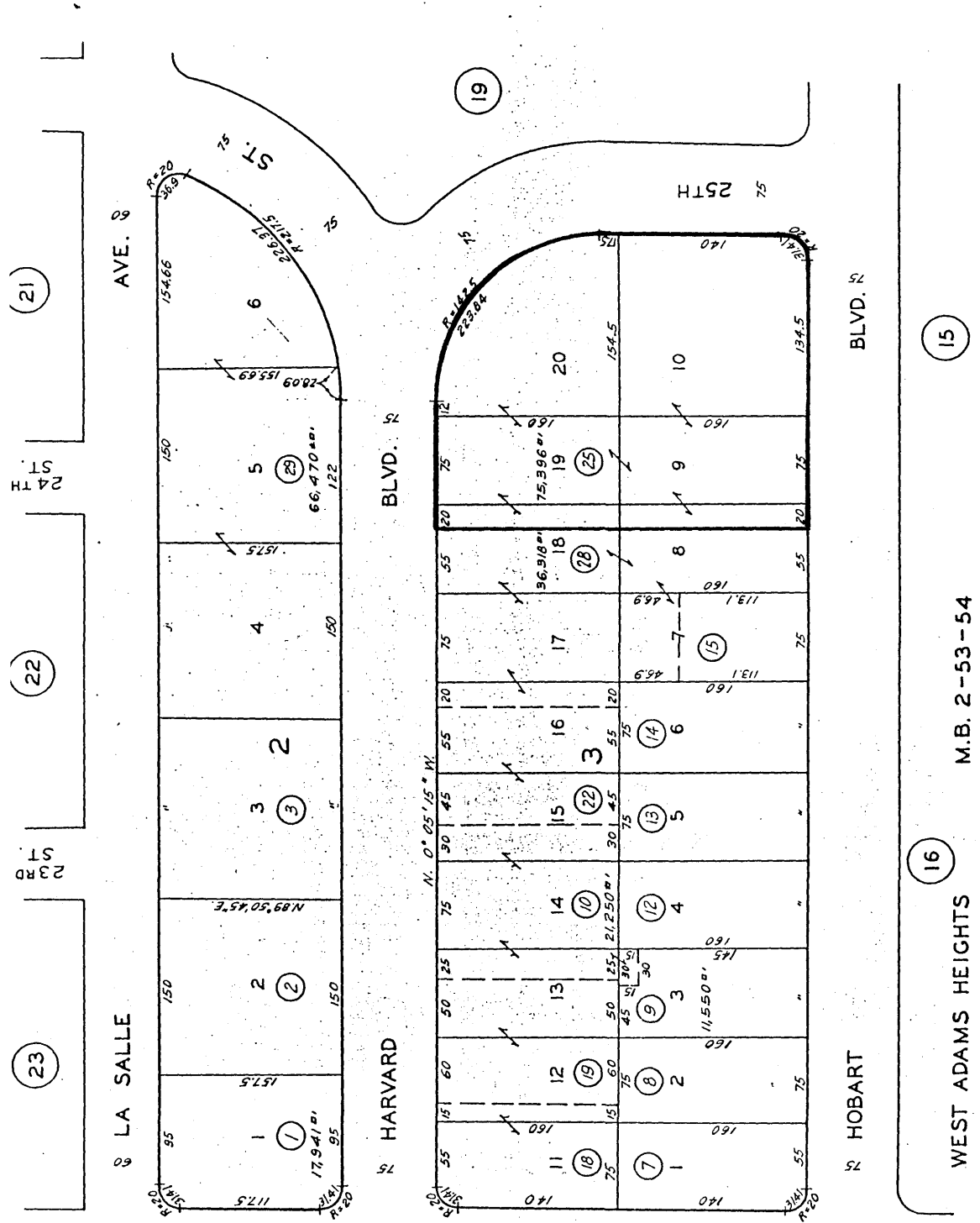
Page 1

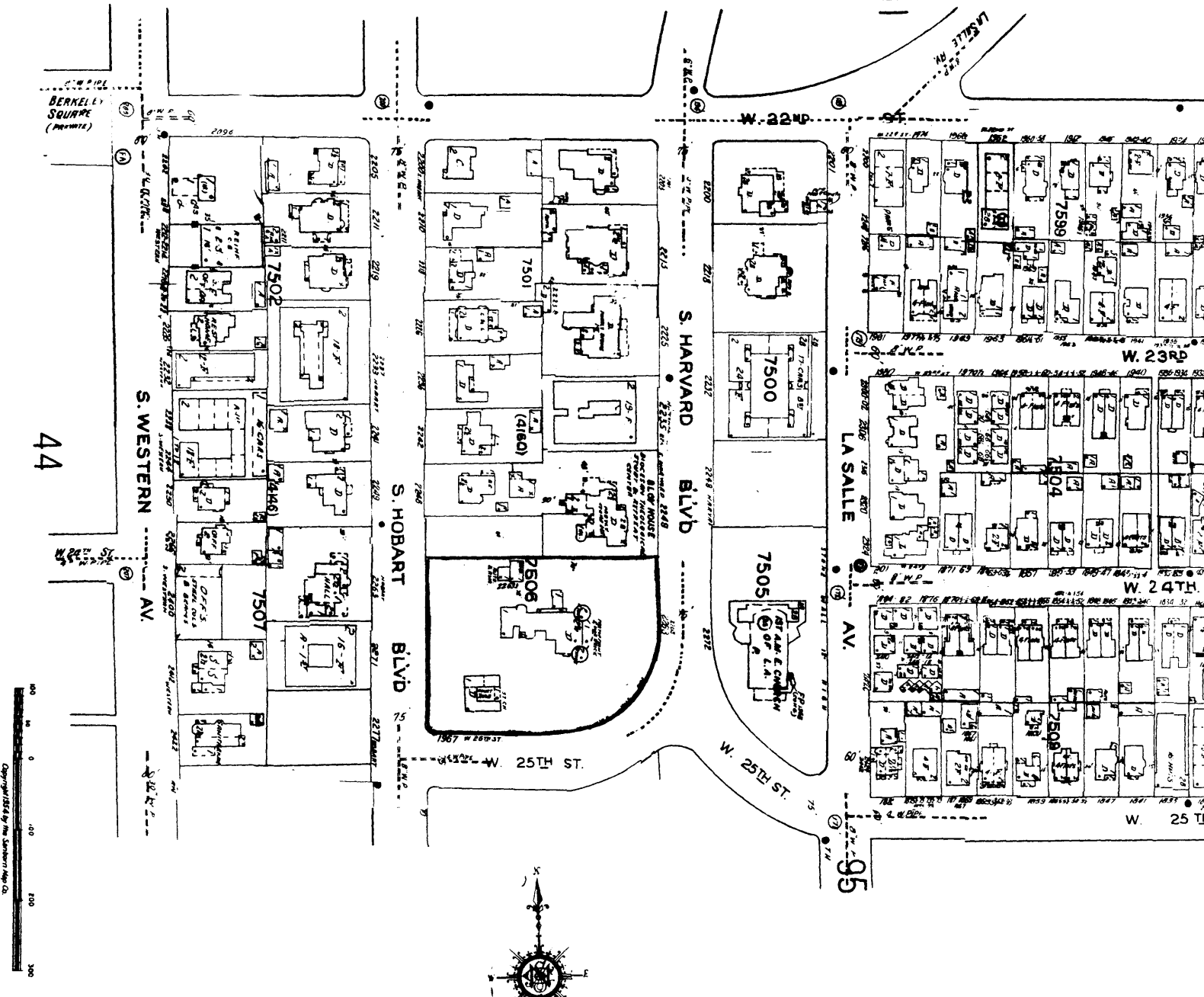
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Southwest Contractor and Manufacturer, November 2, 1912, p. 16.
Southwest Contractor and Manufacturer, August 3, 1912, p. 17.
Los Angeles City Building Permit, July 27, 1916, #4395.
Southwest Builder and Contractor, September 19, 1924, p. 46.
Los Angeles City Building Permits, April 21, 1928, #11,594.

FREDERICK HASTINGS RINDGE RESIDENCE

2263 Harvard Boulevard
Los Angeles, Los Angeles County, California





44

0 50 100 150 200 250 300
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Los Angeles County
 The Frederick H. Rindge Residence
 2263 South Harvard Boulevard
 Los Angeles, California 90018

*SANBORN INSURANCE CO. MAP
 PROPERTY BOUNDARY IN RED*