COMMON: LOVELL HOUSE
AND/OR HISTORIC: 

2. LOCATION
STREET AND NUMBER: 4616 Dundee Drive
CITY OR TOWN: LOS ANGELES
STATE: CALIFORNIA 90027
COUNTY: LOS ANGELES 037

3. CLASSIFICATION
CATEGORY (Check One)
- District
- Site
- Building
- Structure
- Object

OWNERSHIP
- Public
- Private
- Both

PUBLIC ACQUISITION
- In Process
- Being Considered

PRESENT USE (Check One or More as Appropriate)
- Agricultural
- Commercial
- Educational
- Entertainment
- Industrial
- Military
- Religious
- Private Residence
- Public
- Scientific
- Transportation
- Other (Specify)

ACCESSIBLE TO THE PUBLIC
- Yes:
- Restricted
- Unoccupied
- Unrestricted

4. OWNER OF PROPERTY
OWNER'S NAME: Dr. M.M. Topper
STREET AND NUMBER: 4616 Dundee Drive
CITY OR TOWN: LOS ANGELES
STATE: CALIFORNIA 90027
COUNTY: LOS ANGELES 037

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC: Hall of Records
STREET AND NUMBER: 320 W. Temple Street
CITY OR TOWN: LOS ANGELES
STATE: CALIFORNIA 90012
COUNTY: LOS ANGELES 06

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY: HABS pending (in progress)
DATE OF SURVEY: 1970
DEPOSITORY FOR SURVEY RECORDS:
National Park Service and Library of Congress
STREET AND NUMBER:
CITY OR TOWN: Washington, D.C.
Three-level hillside house with entrance from street on top level. The walls of the house and balcony rails are of gunite (thin concrete blown from hose) and painted white; the large openings are filled in with continuous steel-framed sash 3' 5" wide (the module for the house) in banks of different heights. One large glazed area on the south lights a 2-story high stair well. The alternating and overlapping bands of white concrete and dark glazing gives a hollowed out effect to the facades. A strongly horizontal note is maintained by the alternating bands, and on the south facade depth is achieved by the different planes of the balconies.

The third level entrance leads to a hall with a view through the 2-story high glass wall to the hills, the city and the ocean in the distance; on this level is a den and the bedrooms. The open stairs lead to the 2nd level living room, which occupies most of the south side; this flows into a library on the SE, a step down from the living room level; the dining room is on the NE; living room flows into dining room; also on the second level are kitchen, service room and maid's room. A door connects the living room to a second level terrace. The first level, the lowest, has a play room, laundry, service room and a swimming pool, partially roofed but walled.

The interior as well as exterior falls into the industrial aesthetic of the 1920s, which made use of machined materials wherever possible. The steel frame of the house is exposed in the columns of the living room, painted dark gray. Walls are off-white; ceilings are also of white plaster. Furniture was designed by the architect, makes use of metals and the centilever principle; upholstery was dark blue. Flush lights were devised of Model T headlights recessed in the stair rail; and indirect lighting was achieved along the north wall of living room by a stainless steel trough hung from the ceiling by stainless steel rods.

A 2-story garage structure to the south of the house has a finished apartment on the lower level below the car park.

Changes are few in the house since completion; the structure is unchanged, decoration follows the original plan, even much of the furniture is original. All repair work has been accomplished through the office of the architect. His original intention in regard to the house is intact.
### SIGNIFICANCE

#### PERIOD
- [ ] Pre-Columbian
- [ ] 15th Century
- [ ] 16th Century
- [ ] 17th Century
- [ ] 18th Century
- [X] 20th Century

#### SPECIFIC DATE(S) (If Applicable and Known)

#### AREAS OF SIGNIFICANCE
- [ ] Aboriginal
- [x] Prehistoric
- [ ] Historic
- [ ] Agriculture
- [x] Architecture
- [ ] Art
- [ ] Commerce
- [ ] Communications
- [ ] Conservation
- [ ] Education
- [ ] Engineering
- [ ] Industry
- [ ] Invention
- [ ] Landscape
- [ ] Literature
- [ ] Military
- [ ] Music
- [ ] Political
- [ ] Religion/Philosophy
- [ ] Science
- [ ] Sculpture
- [ ] Social/Humanitarian
- [ ] Theater
- [ ] Transportation
- [ ] Urban Planning
- [ ] Other (Specify)

#### STATEMENT OF SIGNIFICANCE

A monument of the early modern movement of architecture in California, a pristine example of the early International style. This is one of the ten most visited buildings in the Los Angeles area by architects, historians and students, and is an important part of our cultural heritage.

An early example of the adaptation of industrial materials and practices to domestic architecture: industrial steel sections, open web beams, prefabrication in factory of components which were then transported to the site for installation; Gunite shot from pneumatic hoses onto the expanded steel frame to form the skin of the house; modular sash adapted from those used in factories. Such industrial materials and usages were employed to create an environment with validity today.

The Lovell House is one of the most important landmarks of early modern architecture in California and the first internationally acclaimed design of Richard Neutra, one of the great pioneer architects of the 20th Century.
9. MAJOR BIBLIOGRAPHICAL REFERENCES

R. Neutra, "Architecture of Social Concern," Todtman, Brazil, 1948
R. Neutra, "Life and Human Habitat," Koch, Stuttgart, 1956
W. Boesiger, "Richard Neutra," Girsb erger, Zurich, 1951
Encyclopedia of Modern Architecture, Abrams, New York 1964
Gebhard-Winter, A Guide to the Architecture of Southern California, Los Angeles County Museum, Los Angeles, 1965

10. GEOGRAPHICAL DATA

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APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2.5 A

11. FORM PREPARED BY

NAME AND TITLE: Esther McCoy, Lecturer

ORGANIZATION: University of California, Santa Barbara

DATE: July 15, 1970

STREET AND NUMBER: 2434 Beverly Avenue

CITY OR TOWN: Santa Monica

STATE: California

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National [ ] State [ ] Local [x]

Name

Title State Liaison Officer

Date October 16, 1970

NATIONAL REGISTER VERIFICATION

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

Ernest A. Connolly

Chief, Office of Archeology and Historic Preservation

OCT 14 1971

ATTEST:

William Morey

Keeper of The National Register

JAN 27 1971
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**Form 10-301**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

FOR NPS USE ONLY

ENTRY NUMBER

DATE