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# NEUTRA MULTI-HOUSEHOLD STRUCTURES



# TRAILBLAZER RAYMOND RICHARD NEUTRA

## ABOUT RAYMOND

Raymond Richard Neutra is a retired physician and environmental epidemiologist. He is also the youngest son of architect Richard J. Neutra and younger brother of Dion Neutra. He has written a book about his father and Frank Lloyd Wright and is the President of the Neutra Institute for Survival through Design. You can learn more about the Institute [here](#).

## BLAZING THE TRAIL

Starting in the mid-1920s, Richard J. Neutra started planning communities of multi-household structures. There are five of them in Silver Lake: the VDL Studio & Residences (built in 1932-66), the Koblick Duplex (1937), the Reunion House/Apartment (1949), the Neutra Office Building (1951) and the Treetops (built by Neutra's middle son, Dion, in 1980).

"I was born in 1939, so missed the 1932 wing of the VDL and 1937's Koblick House but grew up seeing the designs of the other three structures and the 1966 rebuilding of the VDL's west wing. As a young physician and environmental epidemiologist, I had many discussions with my father and brother about this typology of buildings.

The Neutra Institute has stewardship of three apartment containing structures, left to it by my brother Dion: The Neutra Office and Apartments, the Reunion House/Apartment and the Treetops triplex. We want to program them in a way that stimulates discussion about current apartment design. We will have materials on our website and QR codes outside the buildings to get website visitors and passersby to think about this important building typology."



# THE TRAIL



# CAUTION

## TRAIL RULES

### **DON'T BE A TRAIL TRASHER!:**

Take only pictures *of the outside!* And leave only footprints *on public sidewalks!*

### **DON'T BOTHER THE RESIDENTS!:**

Do not approach owners! Do not ask them to look inside!  
Doing so will cause harm to you, them and us!

### **NO GUARANTEES:**

FORT: LA does not guarantee unobstructed views of these locations. We believe that, in many ways, the journey is the destination, and that being in the neighborhood can provide its own pleasures.

### **YOUR OWN RISK:**

You assume all risk for taking this Trail.





DESTINATION 1  
**NEUTRA OFFICE AND  
APARTMENTS**

Richard Neutra  
1950

**ORIGINAL CLIENT** Richard Neutra

**ADDRESS** 2379 Glendale Blvd  
Los Angeles, CA 90039

**WHY ON THE TRAIL?** This is a study in flexible mixed use. The large front drafting room has two front doors and two stairs to an upstairs bathroom so it could be divided into two drafting rooms. The upstairs apartment to the back has two doors and movable dividers. It could be two offices or a live-work space like the bottom apartment. Both face a lovely back patio.

**BEST VIEWING** Note the front façade with its two doors, the south driveway with aluminum louvers to protect against the sun. On the north side, peep over the fence at the apartments in the back. QR codes are planned for internal views.

**MORE INFO** See the Neutra Institute's **gallery** for images of Neutra and Alexander buildings designed here, including the Painted Desert Community, the U.S. Embassy in Karachi, Pakistan, and the Gettysburg Visitor Center.

**"COME ALIVE" IDEA** Our website features **an interview with the 90-year-old Vicki Neutra**, Dion's first wife, who lived with Dion in the upper back apartment.

**WANT TO LEARN MORE ABOUT THIS HOUSE? JUMP TO OUR DISCOVERY  
CENTER ENTRY ON PAGE 10**

# DESTINATION 2 NEUTRA STUDIO AND RESIDENCES (VDL HOUSE)

Richard and Dion Neutra  
1980

**ORIGINAL CLIENT** Richard Neutra

**ADDRESS** 2300 Silver Lake Blvd  
Los Angeles, CA 90039

**WHY ON THE TRAIL?** This is where Richard Neutra lived and worked. The 1932 phase was designed to accommodate four households and the 1939 expansion added another household to the mix, all on a 60 x 70 foot lot. Over the years, residents included architect Gregory Ain, housing advocate Frank Wilkinson and family artist Maria Nordman, environmentalist Susan Sorrells, and a host of architectural apprentices who went on to have great careers. After the structure was destroyed in a 1963 fire, the building was reimagined and rebuilt on the same prefabricated foundation by Richard Neutra and his son, Dion.

**BEST VIEWING** You can see the structure up close from Silver Lake Boulevard, and take a *virtual tour*.

**NEARBY ATTRACTIONS** Down the block are ten other Neutra-designed structures, two of which are open to visitors.

**MORE INFO** *The Neutra VDL Studio & Residences* has more information on the building itself, and *neutrahistory* has information on the lives of the people who lived there. *The Videos and Interviews* section includes recordings of Richard, his wife Dione, and their son Dion, as well as a webinar about the residents of the house.

**WANT TO LEARN MORE ABOUT THIS HOUSE? JUMP TO OUR DISCOVERY CENTER ENTRY ON PAGE 19**

# DESTINATION<sup>3</sup> TREETOPS

Dion Neutra  
1980

**ORIGINAL CLIENT** Dion Neutra

**ADDRESS** 2434 Earl Street  
Los Angeles, CA 90039

**WHY ON THE TRAIL?** Here you see how Richard's son, Dion, followed the same nature-near commitments as his father with a different palette of materials, and found an ingenious solution to build a triplex on a tricky lot. The triplex shares a common space with the Reunion House/Apartment next door.

**BEST VIEWING** Earl Street and the little steep lane running south up the hill.

**NEARBY ATTRACTIONS** The eight single-family, Richard Neutra-designed homes on Neutra Place and Silver Lake Blvd.

**MORE INFO** See Dion Neutra's autobiography, *My Life*, for more information about the saga of building this triplex.

**WANT TO LEARN MORE ABOUT THIS HOUSE? JUMP TO OUR DISCOVERY CENTER ENTRY ON PAGE 31**

# DESTINATION 4 REUNION HOUSE/ APARTMENT

Richard and Dion Neutra  
1949

**ORIGINAL CLIENT** Dion Neutra

**ADDRESS** 2440 Neutra Place  
Los Angeles, CA 90039

**WHY ON THE TRAIL?** The Reunion House was designed as a spec house for would-be developer Art Johnson, who had spent his youth in a 1908 Frank Lloyd Wright house. It sports one of Neutra's first spider legs. It was designed for grandparents, who would be visited by their adult children and grandchildren. In 1963, Richard and Dione Neutra lived there after a fire destroyed the VDL House, and from 1967 to 2019, Dion Neutra lived there with a series of wives, adding an apartment above the garage.

**BEST VIEWING** The main house can be seen from Earl Street and the apartment from Neutra Place.

**NEARBY ATTRACTIONS** Eight other Neutra structures in the Neutra Colony.

**MORE INFO** A **webinar** about the Reunion House/Apartment presented by Neutra historian Barbara Lamprecht.

**ADDITIONAL COMMENTS** One of the best small Richard Neutra designs conceived for multiple generations to cohabit, made even better by a clever Dion Neutra-designed studio apartment with ample balcony and views into a canopy of trees.

**WANT TO LEARN MORE ABOUT THIS HOUSE? JUMP TO OUR DISCOVERY CENTER ENTRY ON PAGE 39**

DESTINATION 5  
**KOBLICK**  
**DUPLEX**

Richard Neutra & Gregory Ain  
1937-8

**ORIGINAL CLIENT** Harry Koblick

**ADDRESS** 1818 Silverwood Terrace  
Los Angeles, CA 90039

**WHY ON THE TRAIL?** A steep hillside structure with spectacular views of Silver Lake, and a fine example of the International Style phase of Neutra's career, this duplex was designed for art professor Harry Isadore Koblik, his artist wife, Kay, and their two children. After Harry died, Kay married Art Johnson, who commissioned Neutra to design the Reunion House. Recently, the Koblick Duplex has been lovingly restored.

**BEST VIEWING** Silverwood Terrace

**"COME ALIVE" IDEA** Interview with Kay's sons about the romance between her and the other Neutra owner.

***WANT TO LEARN MORE ABOUT THIS HOUSE? JUMP TO OUR DISCOVERY CENTER ENTRY ON PAGE 47***



# DISCOVERY CENTER

*Compiled by the FORT: LA Research Team*

# FACTS AND FIGURES

## NEUTRA OFFICE AND APARTMENTS

YEAR BUILT 1950

MATERIALS EMPLOYED Steel, stucco, glass, gravel roof, and wood framework.

COST TO BUILD \$17,200

DESCRIBE ANY OBSTACLE TO CONSTRUCTION The estimated cost on the initial permit (dated December 1949) was \$17,000. In October 1950, additions (which included the building of a kitchen space and cabinets) were submitted for approval, totalling \$200 extra.

ARCHITECTURAL STYLE International Style

Evolving from the Modernist movement, the International Style emerged in post-WWI Holland, France, and Germany, and became the dominant style until the 1970s. Combining the values of modernism with increasing industrialization, it is characterized by an emphasis on volume over mass, the use of mass-produced, lightweight industrial materials, and the rejection of color and ornamentation. Flat planes, repetition of forms, and use of large panes of glass were also prominent features.

IDEAS AND PROCESS THAT WENT INTO THIS STRUCTURE This merging of commercial and residential spaces is typical of Neutra, philosophically, but also possibly unique within his oeuvre. Photos of the office taken by Julius Shulman soon after its completion in 1950 show the staff enjoying the private garden and residential spaces in the back of the building, suggesting (along with the fact that the building records never indicate that any specific residential units were officially included in the proposals) that the complex was not meant to firmly separate work space and living space. The structure was also designed to accommodate a third floor, something that Neutra's family only discovered decades later.

Dion Neutra moved into the upper unit soon after marrying his first wife, Victoria Ann Rodekohr, in 1950.



Richard Neutra was an acclaimed modernist architect who played a significant role in popularizing the International Style in America.

Neutra, born in Vienna in April 1892 to an affluent family, began his architecture study in 1910 with a prestigious education from the Vienna University of Technology. He attended a private school founded by Adolf Loos, where he studied under the renowned architect. It was in Vienna that Neutra met R.M. Schindler, a future collaborator and close friend. In 1914, he was forced to leave school to serve in Serbia during the first World War as a lieutenant. While serving, Neutra bonded with the local population as his unit traveled the region. During his travels, he sketched the people and places he visited. He was especially interested in the remnants of Islamic architecture throughout the Balkans.

After the war, Neutra returned to Europe, working for garden architect Gustav Amman in Switzerland he would remain fascinated with landscape design throughout his career. Neutra lived in Germany at the beginning of the 1920s and had a successful career, briefly becoming assistant city architect for the town of Luckenwalde, and then joining the firm of Erich Mendelsohn. In 1922, he married Dione Niedermann. The couple would eventually have three children. Neutra's middle son, Dion, would also become an architect and later share a firm with his father.

Neutra moved to the United States in 1923, briefly working in Chicago and under Frank Lloyd Wright before accepting an invitation to work and live with his university friend, R.M. Schindler (for more information on the house they shared, see *FORT:LA's Trail 1920s Nights*). His initial work in California consisted mostly of landscape designs and collaborations with Schindler. After a short period working with Schindler and planner Carol Aronovici, Neutra started his own practice.

In 1929, Neutra's design for the Lovell Health House received high praise in the architecture community, marking the start of his rise to fame. He would design many other iconic homes in Southern California, including the Kaufmann House (1946) and the Moore House (1952). Neutra's projects were groundbreaking in the United States. His abundant use of glass, hanging balconies, and unique landscapes made his houses unique among the work of his modernist peers. Neutra's work remains iconic and inseparable from the cultural fabric and image of Los Angeles.

## ELEMENTS OF STRUCTURE THAT ARE TYPICAL OF ARCHITECT'S WORK

The Neutra Office Building is as an archetypal example of Neutra's residential and commercial work, reflecting the dual function of the structure itself. The street-facing façade is a wall of glass, steel, and stucco, simplifying and streamlining Neutra's radical forms down to a more straightforward plane. The rear West façade, meanwhile, sits on a garden, and features a balcony terrace and a multiplicity of overhanging external features that mirror details on Neutra's other domestic structures around the corner, overlooking the Silver Lake Reservoir.

## HOW THE ARCHITECT MIGHT BE RESPONDING TO A SITE PROBLEM

The thinness of the lot and the sloping grade were an ideal challenge for Neutra. Though the property consists of two floors, the lower residential unit was built below street level, allowing for a shorter, more streamlined façade out front. The lower unit also allowed for the back "residential garden" façade that Neutra had become known for. Together, those elements create a perfect melding of the greatest features of Neutra's work.

## ADDITIONAL COMMENTS

The aluminum trough lights spanning the office space's drafting and receiving areas cast ample and dramatic light while also connecting the front and back of the main floor.

## MORE INFO

Gluck, Marissa. "RentChopper: Neutra Office Apartment Rent Lowered." **Curbed Los Angeles**. January 22, 2009. Accessed June 23, 2022.

"Neutra Museum Upper Unit." **MW Realty Los Angeles**.

"Neutra Office Building. NPS Number 01000075" California State Parks. March 8, 2004. Accessed June 22, 2022.

Shulman, Julius, Photographer, and Neutra, Richard Joseph, Architect. Job 883: Neutra Office Building (Los Angeles, Calif.), 1950, 1950 (1950). Web.

2379 Glendale Boulevard Building Permit 1949LA29714. Los Angeles Department of Building and Safety. December 16, 1949.

2379 Glendale Boulevard Building Permit 1950LA25212. Los Angeles Department of Building and Safety. October 19, 1950.

# ORAL HISTORIES AND OWNERS

ABOUT THE  
ORIGINAL OWNERS

Richard Neutra

See Biography of Architect

# RESEARCH AND REPRESENTATIONS

## CURRENT PHOTOS



(courtesy of the **Neutra Institute and Museum**)



(courtesy of the **Neutra Institute and Museum**)



(courtesy of **MW Realty**)



(courtesy of **MW Realty**)





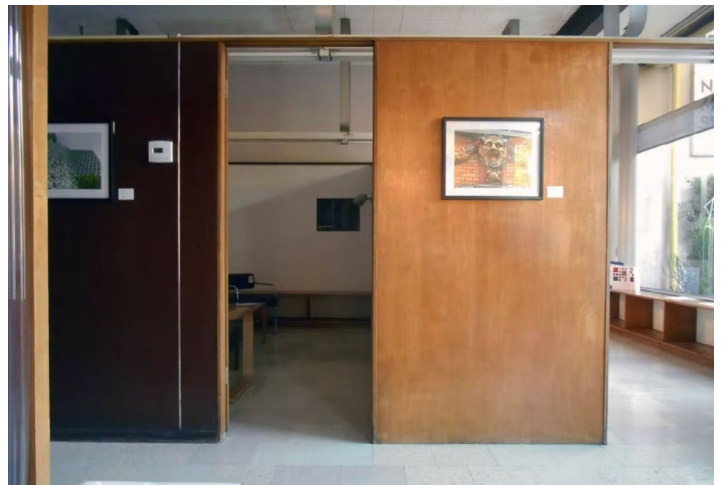
(courtesy of **MW Realty**)



(courtesy of **MW Realty**)



(courtesy of the **Neutra Institute and Museum**)



(courtesy of the **Neutra Institute and Museum**)



(courtesy of the **Neutra Institute and Museum**)

# HISTORIC PHOTOS



(photo by Julius Shulman, courtesy of the **Getty Research Institute**)



(photo by Julius Shulman, courtesy of the **Getty Research Institute**)



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(photo by Julius Shulman, courtesy of the **Getty Research Institute**)



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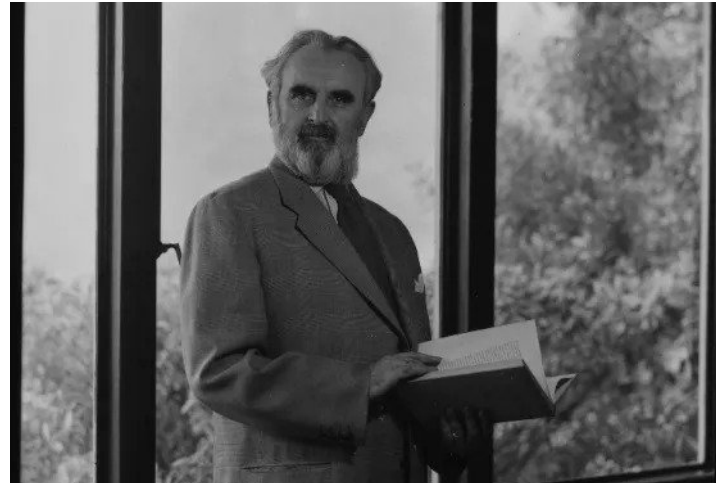


(photo by Julius Shulman, courtesy of the **Getty Research Institute**)



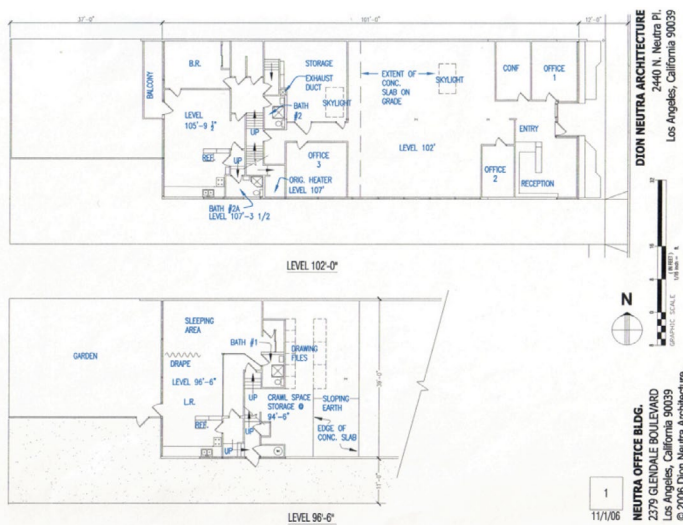


(photo by Julius Shulman, courtesy of the **Getty Research Institute**)

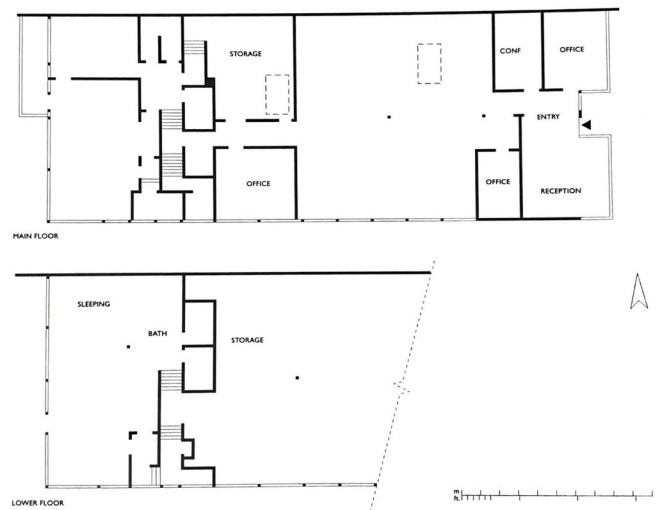


Richard Neutra (courtesy of the **La Forma Moderna en Latinoamerica**)

## BLUEPRINTS OR FLOOR PLANS



(courtesy of the **Neutra Institute and Museum**)



(courtesy of Barbara Lamprecht)

**FURTHER EXPLORATION** Lamprecht, Barbara. *Neutra: Complete Works*. Cologne, Taschen, 2010.

**Neutra Office Building** - Upper Apartment 3D Walk-through



# TALES AND TIMELINES

## RELEVANT DATE

**December 16, 1949**

Building permits filed for the Neutra Office Building.

**November 1950**

Completion of the offices. Neutra's firm moves in.

**Late 1950**

Dion Neutra and his wife move into the upper garden unit.

**Late 1950**

Julius Shulman photographs the Neutra Offices.

**April 16, 1970**

Death of Richard Neutra. His son Dion would continue housing the family practice at the site until the 1990s.

**August 21, 2014**

The Neutra Offices open as an exhibition space, the Neutra Institute Museum of Silver Lake.

# FACTS AND FIGURES

## NEUTRA STUDIO AND RESIDENCES (VDL HOUSE)

YEAR BUILT 1932

MATERIALS EMPLOYED Wood, glass, steel, stucco, and stone.

COST TO BUILD \$8,000

ARCHITECTURAL STYLE Modern

Modernism in architecture, which emerged in the 1920s and grew in popularity throughout the twentieth century, was characterized by an emphasis on minimalism, clean lines, flat planes, and the use of simple geometries. New and innovative methods of construction using concrete and steel allowed for the creation of open floor plans, uninterrupted interiors, and large glass windows, further expanding the space by blurring the boundaries between inside and outside.

IDEAS AND PROCESS THAT WENT INTO THIS STRUCTURE

The VDL Research House has a unique history of creation, destruction and rebirth.

After Richard Neutra received worldwide recognition for designing the Lovell Health House in 1929, he and his wife, Dione, traveled through Europe, where he was lauded as one of the leaders of the Modernist movement.

While in Zürich, Neutra received a wire from a stranger, C.H. Van der Leeuw, asking to meet him in Basel. Van der Leeuw turned out to be a millionaire industrialist in his mid-thirties who had taken a keen interest in modern architecture, and in Neutra's work in particular. After an initial meeting in Basel, the Neutras agreed to visit Van der Leeuw at his home in Rotterdam.

Van der Leeuw's house, designed by the avant-garde Dutch architects Brinkmann and Van der Flight, was the most technically advanced residence that the Neutras had ever seen. As Dione later remembered, "When you lay in bed, you pressed a button and then the curtains would open electrically, and the water would come into the bathtub... I also saw for the first time a lazy Susan he had in his flat, which was built into the table." The floors of Van der Leeuw's house were also covered in sheet rubber, and there were intercoms

in all the rooms. Richard Neutra would later use many of these ideas in his own residential designs.

A month after the Neutras' visit to Rotterdam, Van der Leeuw visited Los Angeles and Neutra took him on a tour of the city's notable modern buildings. When Van der Leeuw asked to see Neutra's own residence, Neutra replied that he was renting a bungalow near Elysian Park because he couldn't afford to build a house for his family. Van der Leeuw offered him as much money as he needed to build himself an office and residence, an offer that Neutra initially declined but eventually accepted in the form of a \$3,000 no-interest loan.

The Neutras wanted their home and office to be located near downtown for convenience but to also have beautiful vistas. They ended up purchasing a small, treeless plot of land on the eastern edge of the Silver Lake Reservoir because Silver Lake Boulevard was a major thoroughfare but the location also provided a view of the reservoir and surrounding hills. Once the location was set, Neutra borrowed an additional \$5,000 and began to design a home and office that would serve as a laboratory to test new ideas and materials.

The VDL Research House, which also housed Richard Neutra's architecture practice, featured glass walls, built-in furniture, ample outdoor decks and patios, and mirrors to create the illusion of space. In 1939, a smaller building was erected behind the main house. Neutra called it a "garage" to secure a building permit, but the compact dwelling with sliding glass walls actually operated as a rec room for the Neutras' three sons, keeping them away from their father's busy office operating out of the main house. Neutra called the addition the Garden House.

Over a thirty-year period, hundreds of architectural projects were designed at the VDL Research House, including the United States' first modern school, and many private residences and public buildings. VDL also welcomed apprentices from all over the world, including Gregory Ain, Raphael Soriano and Donald Wexler.

On the night of March 21, 1963, when the Neutras were in Cedar Rapids, Iowa (Richard for a symposium, Dione for a concert), a fire of unknown origin destroyed the main house. Only the Garden House and the original house's basement remained. Upon his return to Los Angeles, Richard Neutra's first comment was, "It's all over. There will be no way to reconstruct this ruin."

Through the efforts of the Neutras' middle son, Dion, who had by then become an architect in his own right, a special code interpretation was made, allowing for the rebuilding of the VDL house, provided that the new structure be built on the existing foundation and conform to the original envelope. The Neutras decided that the new building should honor the original house's purpose as a research laboratory—companies from all over the world contributed ideas and donated materials. Dion took charge of the rebuilding, living in the Garden House and applying many of the ideas that his father had developed over the previous thirty years. The new residence would be called the VDL Research House II.

Because the mature trees that the Neutras had planted in front of the house, which had provided shade and privacy, were destroyed in the fire, solar-powered aluminum louvers resembling jet-plane wings (which Neutra had pioneered in 1944) were added, with gold window film insuring additional privacy to the street-facing bedrooms and bathrooms.

Since the elder Neutra's office had been relocated to nearby Glendale Boulevard after the fire, the first-floor office became a space to entertain and host seminars and music recitals, while the adjacent kitchen became a refreshment bar with a balcony overlooking the garden. The first-floor studio was turned into a guest bedroom and the maid's room was eliminated, as were the walls enclosing the stairs.

Upstairs, the living room was recreated exactly as it had been in the original house, but the main kitchen was enlarged, a balcony added, and a sliding-glass wall added to the breakfast room. The windowsills were lowered, a bridge over to a spiral staircase replaced the original staircase, and the ladder to the penthouse was replaced by a slender set of stairs. Now surrounded by a two-inch deep "water roof" recalling the once-close lake shore, the new penthouse opened to a roof terrace from which visitors could take in the Silver Lake Reservoir and the hills beyond it. According to Dione Neutra, at the VDL Research House II, "the main emphasis was the feeling of space."

## BIOGRAPHY OF ARCHITECT

Richard Neutra was an Austrian architect considered by many to be among one of the most significant modernist architects of all time. As one of the first to introduce the International Style to the western United States, his iconic steel and glass structures came to define an era and helped establish modernism in Southern California.

Richard Neutra's son, Dion Neutra, oversaw the redesign and rebuilding of the VDL Research House on its original foundation after it was destroyed in a fire in 1963. The second of Richard and Dione Neutra's three sons, Dion was born in Los Angeles in 1926, and grew up at the VDL Research House. He became a paid apprentice in his father's office at the age of twelve, and later studied architecture at USC and at the Swiss Federal Institute of Technology in Zürich. In June of 1964, Dion got married on the roof of the charred VDL Research House, and he and his wife moved into the Garden House (a small house on the property and the only structure that had been spared by the fire) so that he could supervise the extensive rebuilding project.

Upon Richard Neutra's death in 1970, Dion became president of the Neutra company, working as an architect in his own right and consulting with the owners of various properties designed by his father to preserve and update them while retaining the elder Neutra's original vision.

Dion Neutra died of natural causes in 2019, at the age of 93, at the Reunion House, a modern residence built by his father in 1950.

## ELEMENTS OF STRUCTURE THAT ARE TYPICAL OF ARCHITECT'S WORK

The VDL Research House II features many of Neutra's signature design elements, promoting physical and emotional health through a constant connection with various natural elements (sunshine, fresh air, water, greenery, and expansive landscape views) while also giving residents a sense of privacy amid the urban environment. The house has floor-to-ceiling windows receptive to daylight and breezes on every level, sliding glass doors leading to open-air decks and patios surrounded by lush plantings, and reflective "water roofs" (shallow pools viewable from the sun deck and solarium) bringing the calming sound and sight of water to the residents' doorstep. Inside, open floor plans promote ease of movement, natural materials like wood and stone bring the outside in, and strategically placed mirrors make the living spaces look even larger and more integrated into the natural landscape.

## HOW THE ARCHITECT MIGHT BE RESPONDING TO A SITE PROBLEM

The house was originally located on the shore of the Silver Lake Reservoir, but in 1955, the Los Angeles Department Of Water And Power decided to fill in part of the reservoir (despite protestations from the lake shore's residents) and the water was moved 600 feet away from the house. To compensate for this loss of proximity to water, multiple reflecting pools and strategically placed mirrors were integrated into the building when the house was redesigned in 1964.

## MORE INFO

After the March 1963 fire at the VDL House, Dione Neutra wrote a long letter to her friends in which she **quoted from two letters** that her son, Raymond Neutra, had written her from Montreal, where he was studying medicine at McGill University.

# ORAL HISTORIES AND OWNERS

## ABOUT THE ORIGINAL OWNERS

Richard and Dione Neutra

Richard Neutra was born in Vienna, Austria, in 1892. He studied at the Vienna University of Technology and attended Adolf Loos's private architecture school before serving as a lieutenant in the artillery during World War I. After the war, he worked with various architects and landscape designers in Germany and Switzerland, where he met his future wife, Dione Niedermann, the daughter of an architect and granddaughter of a writer (she was named after the protagonist in one of her grandfather's novels) who played the cello and left high school to study singing in a conservatory.

After marrying in 1922, Richard Neutra moved to the United States in 1923, where he was joined by his wife in 1925—they became naturalized American citizens in 1929. Neutra worked briefly for Frank Lloyd Wright before accepting an invitation from his university friend Rudolf Schindler to work and live at his iconic Schindler House on Kings Road in West Hollywood. He eventually struck out on his own, becoming one of the world's leading modernist architects.

Inspired by Richard's commitment to a socially responsible architecture harmonizing itself with nature, Dione Neutra devoted her life to supporting her husband's projects, working as his executive assistant and sounding board. In a 1923 letter, she wrote, "First and foremost, I am Richard's wife and counselor, as he calls me to my great pride."

Starting in 1932, the VDL Research House became the Neutras' personal and professional headquarters. The couple had three sons who grew up in the house alongside the architecture firm, and they frequently entertained cultural luminaries and potential clients, using their home as a showcase of Richard's skills and vision. Visitors included Man Ray, Isamu Noguchi, Alvar Aalto, Charles and Ray Eames, and Lazlo Moholy-Nagy.

After Richard's death in 1970, Dione resumed her voice and cello studies, and often gave performances at the house, as well as inviting visiting artists for extended residencies. In 1986, she published a book of her and Richard's correspondence from 1919 to 1932 titled *Richard Neutra: Promise and Fulfillment*. She passed away at the VDL Research House II in 1990, at the age of 89, bequeathing the residence to the School of Environmental Design at The California Polytechnic University at Pomona.

Richard and Dione Neutra's ashes were scattered in the house's garden.

# RESEARCH AND REPRESENTATIONS

## HISTORIC PHOTOS



(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)





Richard Neutra at the VDL House after the 1963 fire  
(photo by Julius Shulman,  
courtesy of the Getty Research Institute)



The VDL House after the 1963 fire  
(photo by Julius Shulman,  
courtesy of the Getty Research Institute)



Richard Neutra on penthouse, 1966  
(photo by Julius Shulman,  
courtesy of the Getty Research Institute)



The Neutra family in 1949  
(photo by Ed Clark, courtesy of *LIFE Magazine*, Getty Images)





(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)



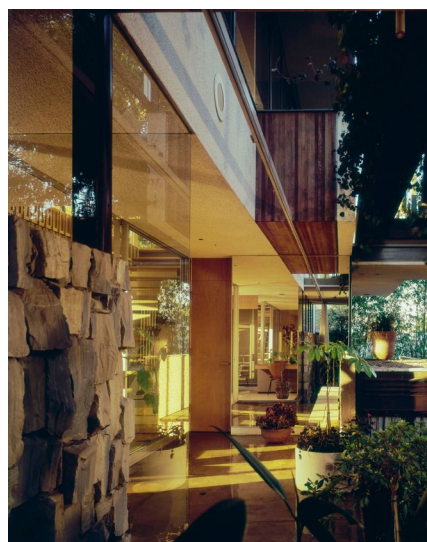
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(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)



(photo by Julius Shulman, courtesy of the Getty Research Institute)





(photo by David Hartwell, courtesy of **Neutra VDL**)



(photo by David Hartwell, courtesy of **Neutra VDL**)



(photo by David Hartwell, courtesy of **Neutra VDL**)



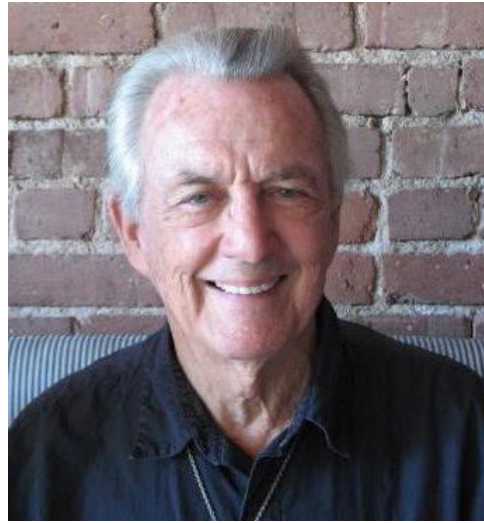
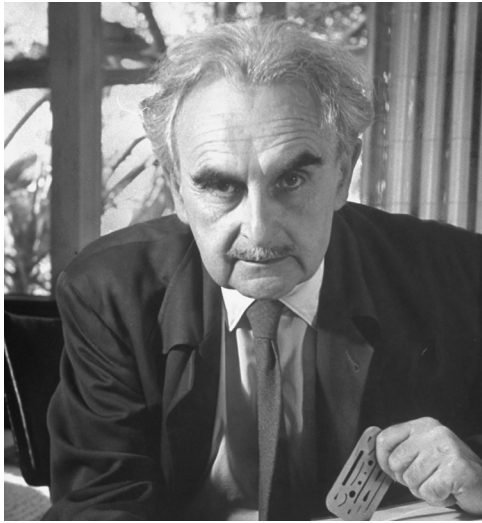
(photo by David Hartwell, courtesy of **Neutra VDL**)



(photo by David Hartwell, courtesy of **Neutra VDL**)



(photo by David Hartwell, courtesy of **Neutra VDL**)



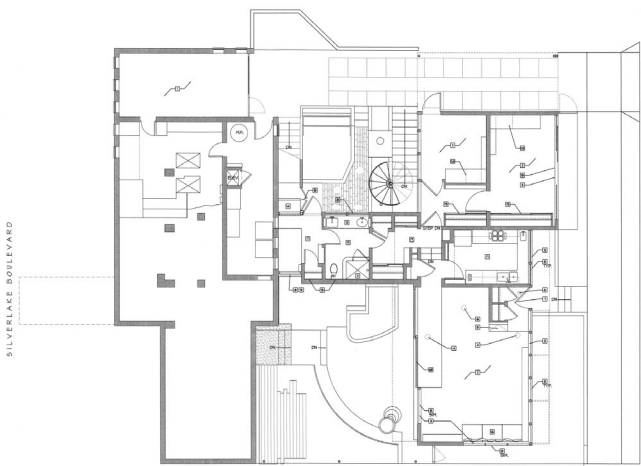
Richard Neutra

(photo by Ed Clark, courtesy of *LIFE Magazine*, Getty Images)

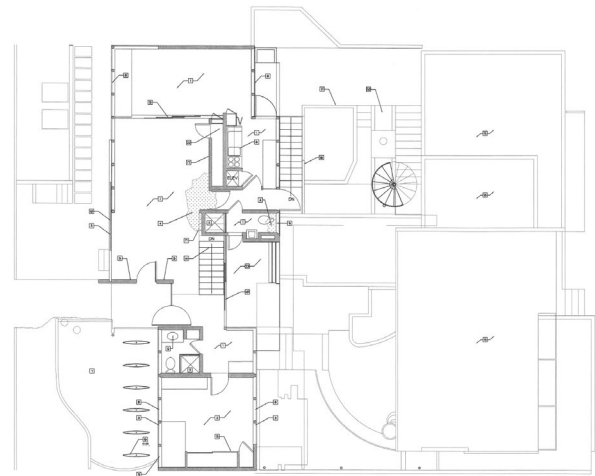
Dion Neutra

(courtesy of Cal Poly Pomona)

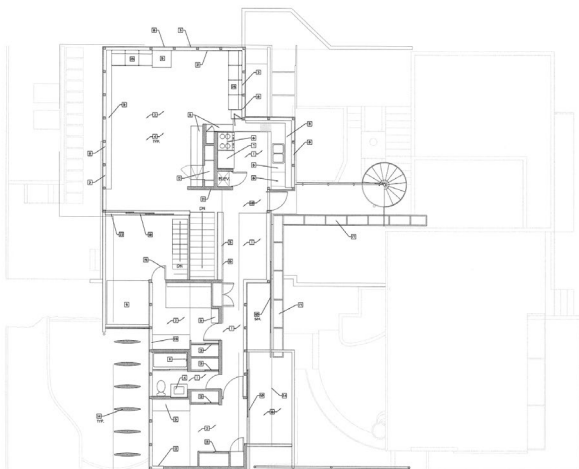
## BLUEPRINTS OR FLOOR PLANS



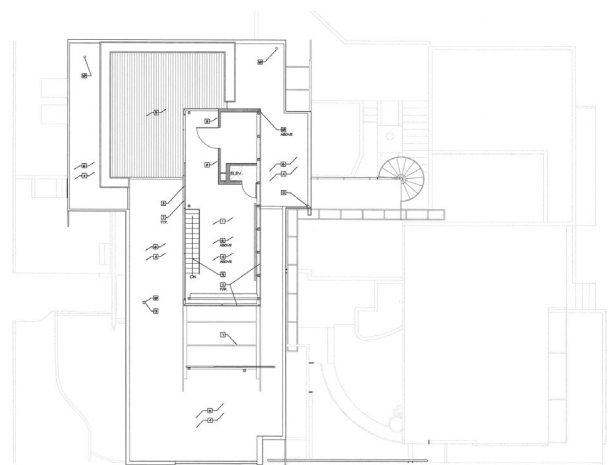
Basement and Garden  
(courtesy of **Neutra VDL**)



First Floor  
(courtesy of **Neutra VDL**)

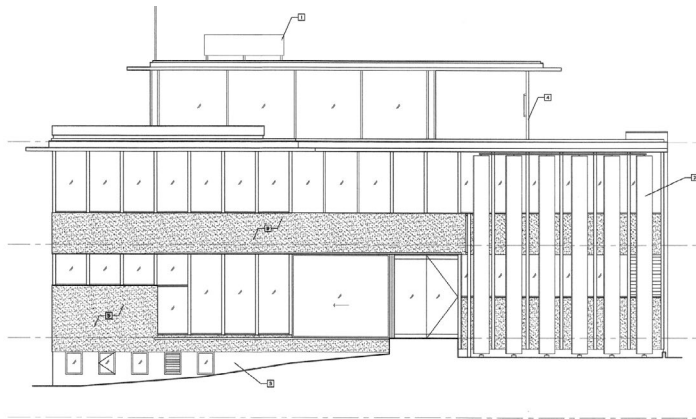


Second Floor  
(courtesy of **Neutra VDL**)

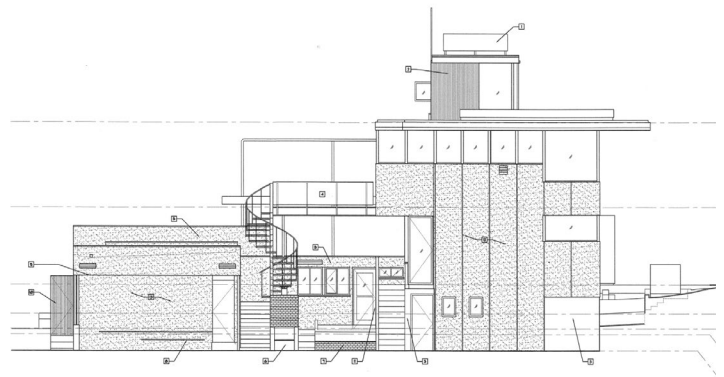


Penthouse  
(courtesy of **Neutra VDL**)





West Elevation  
(courtesy of **Neutra VDL**)



North Elevation  
(courtesy of **Neutra VDL**)

**YOUTUBE RELATED LINK** [Perception of Architecture, the Neutra VDL House](#)

**WIKIPEDIA** [Neutra VDL Studio and Residences](#)

**FURTHER EXPLORATION** Curtis, Cathy. "Neutra's widow remembers life with a genius." *The Orange County Register*, May 4, 1986.

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"Dione Niedermann Neutra 1901- 1990." *Neutra*.

*Home Movies* of Richard Neutra and Family at the VDL House.

*Neutra.org*

Neutra VDL Studio and Residences *3D Walk-through*.

*VDL House Website*

Oliver, Myrna. "Dione Neutra; Influential Aide in Husband's Work as Architect." *Los Angeles Times*, September 6, 1990.

"Richard Neutra." *Wikipedia*.

"VDL Research House II." *Los Angeles Conservancy*.

Weschler, Lawrence. "To Tell the Truth: Dione Neutra." Oral History Program, *University of California*, Los Angeles, 1983.

# TALES AND TIMELINES

## RELEVANT DATE 1932

Supported by a \$3,000 no-interest loan from Dutch benefactor C.H. Van der Leeuw, the VDL Research House is designed and built by Richard Neutra.

## 1939

The Garden House is built on the property.

## March 21, 1963

A fire of unknown origin destroys the original residence. Only the basement and the Garden House remain.

## 1964

A complete remodeling of the house led by Richard Neutra's son, Dion Neutra, begins. While every effort is made to retain the spirit of the original house, the remodeling also incorporates many structural and functional upgrades.

## 1966

The remodeling is complete and the residence becomes the VDL Research House II.

## 1984

An elevator, which had been part of the 1964 rebuilding plans but not carried out, is finally installed to accommodate Dione Neutra's reduced mobility. It serves all four levels of the house, from garage to penthouse.

## 1990

Dione Neutra passes away, donating the house to the California Polytechnic State University, Pomona. Today, it is still under the stewardship of the University's College of Environmental Design and Department of Architecture.

## December 23, 2016

The house is designated a National Historic Landmark by the US Department of the Interior.

# FACTS AND FIGURES

## TREETOPS

YEAR BUILT 1980

MATERIALS EMPLOYED Wood, wood shingles, steel, and asphalt roof.

COST TO BUILD Unknown

ARCHITECTURAL STYLE International Style, with elements of vernacular California Modernism (especially the three Bay Area Traditions)

Evolving from the Modernist movement, the International Style emerged in post-World War I Holland, France, and Germany, and became the dominant style until the 1970s. Combining the values of modernism with increasing industrialization, it is characterized by an emphasis on volume over mass, the use of mass-produced, lightweight industrial materials, and the rejection of color and ornamentation. Flat planes, repetition of forms, and use of large panes of glass were also prominent features.

Elements of Treetops recall various vernacular modern architectural projects built in California from the 1960s to the 1980s, most notably the Sea Ranch community in Northern California, which was based on the style known as the “Third Bay Tradition.”

Inspired by the wooden shingle architecture brought over from the east coast to San Francisco in the late 1800s (the First Bay Tradition) as well as the rustic redwood post-and-beam constructions prevalent in the Bay Area in the early 1900s (the Second Bay Tradition), the Third Bay Tradition consists of environmentally-attentive structures made of native materials such as redwood siding, many of which had a vertical thrust and a playful, informal layout.

IDEAS AND PROCESS THAT WENT INTO THIS STRUCTURE

A multifamily complex built on a small lot with a shared driveway, Treetops required a delicate balance of private and public spaces. This was accomplished by building two sets of stacked apartments, reminiscent of Richard Neutra’s Koblick Duplex, located just down the reservoir. A shared pool was placed between the two structures, and the upper units were given large rooftop terraces, while the lower units were provided with patios.



## BIOGRAPHY OF ARCHITECT

Dion Neutra was born in 1926, in Los Angeles, not long after his father, Richard Neutra, had arrived in the United States from Vienna. He began to draw at the drafting table at age 11, working for his father to earn money to buy a violin. By age 17, the *Los Angeles Times* named him as one of his father's "collaborators."

After the Second World War, in which he served in the navy, Dion Neutra studied architecture at the University of Southern California. After graduating in 1950, he began to work for his father's firm full-time. By 1954, he had earned two awards from the American Institute of Architects, and had collaborated with his father on multiple projects, including the Reunion House. Except for an estrangement from 1961 to 1965, father and son would continue to collaborate until Richard Neutra's death in 1970.

From then on, Dion became the steward of the Neutra name, carrying on the family architectural practice. One of his most famous solo projects was the Huntington Beach Public Library, completed in 1975, which received widespread acclaim.

He also became the most fervent defendant of his father's legacy. He often spoke out in defense of the buildings that his father had designed in Los Angeles and beyond, worried that they might be considered "teardowns" rather than important parts of the United States' architectural heritage. In 2004, he strapped himself to a bulldozer in Gettysburg, Pennsylvania to protest the demolition of his father's Cyclorama Center, which would eventually be demolished in 2013.

Dion Neutra continued his architectural practice and his advocacy until his death at the Reunion House in 2019.

## ELEMENTS OF STRUCTURE THAT ARE TYPICAL OF ARCHITECT'S WORK

Treetops is an interesting — and very 1980s — evolution of the Neutra family's philosophy of melding interior and exterior spaces. With its wood shingle siding and large picture windows, the complex blends into the surrounding woods, and each apartment has direct access to a private outdoor space, which creates a seamless indoor-outdoor flow.

## HOW THE ARCHITECT MIGHT BE RESPONDING TO A SITE PROBLEM

Due to the constraints of the lot on which the complex was built, and its proximity to other dwellings, stucco, plaster and other exterior finishes were not ideal. This is the first and only time that wood shingle siding was used in any Neutra-designed building.

## MORE INFO

"Dion Neutra". *The Neutra Institute* for Survival Through Design.

Reggev, Kate. "The Legacy of Sea Ranch, a Utopian Community in Northern California." *Dwell*. January 18, 2019.

"Tree Tops, Dion Neutra, Architect, 1980". *The Silver Lake News*, July 29, 2015.

Locke, Michael. "Treetops, Dion Neutra 1980". *Flickr*. December 2, 2017.

# ORAL HISTORIES AND OWNERS

## ABOUT THE ORIGINAL OWNERS

Dion Neutra

See Architect Biography

## QUOTES FROM OWNERS

“There should be a national will to save these buildings. It shouldn’t have to be a one-man crusade.” — Dion Neutra

“We’re not about formalism, we’re about humanism.” — Dion Neutra

## MORE INFO

*The Neutra Institute for Survival Through Design*

# RESEARCH AND REPRESENTATIONS

## CURRENT PHOTOS



(courtesy of **Neutra Institute for Survival Through Design**)



(courtesy of **Neutra Institute for Survival Through Design**)



(photo by **Michael Locke**)



(courtesy of **Zumper**)





(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



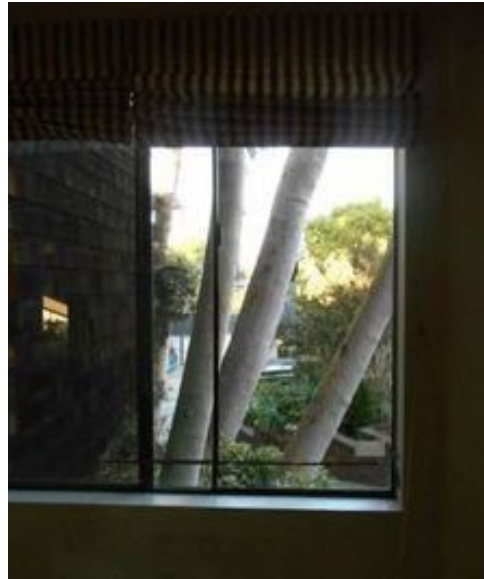
(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



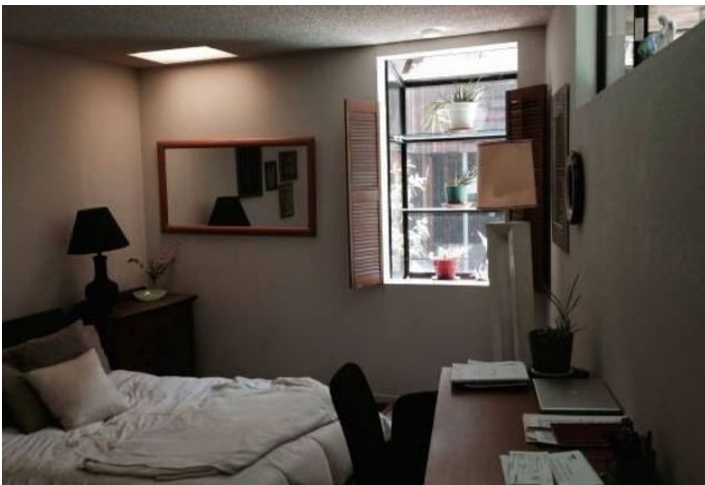
(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



# HISTORIC PHOTOS



(courtesy of **Neutra Institute for Survival Through Design**)



(courtesy of **Zumper**)



(courtesy of **Zumper**)



# TALES AND TIMELINES

<b>RELEVANT DATE</b>	<b>1926</b> Dion Neutra is born.
	<b>1980</b> Treetops is completed.
	<b>2019</b> Death of Dion Neutra.

# FACTS AND FIGURES

## REUNION HOUSE / APARTMENT

YEAR BUILT 1949

MATERIALS EMPLOYED Concrete, steel, wood, plaster, and glass.

COST TO BUILD Unknown

ARCHITECTURAL STYLE Mid-century Modern

The Mid-century Modern style emerged from the International Style and became popular in the United States beginning in the mid-1940s, with Los Angeles being home to many of its most iconic structures. The style was characterized by an emphasis on minimalism, clean lines, flat planes, and the use of simple geometries. New methods of construction with concrete and steel allowed for the creation of open floor plans, and large glass windows, further expanding the space by blurring the boundary between inside and outside.

OTHER FACTS AND FIGURES

The Reunion House is a rare example of a project to which both Richard and Dion Neutra contributed at different times. Richard Neutra completed the building in 1949. In 1966, his son, Dion, moved in, adding an apartment atop the garage the following year.

IDEAS AND PROCESS THAT WENT INTO THIS STRUCTURE

Neutra envisioned the structure as a “grandparent’s house” and designed it around the relationship between grandparents and visiting family.

He wrote: “For the periods when the older people live there alone, which is the majority of the time, it should be comfortably reduced in the housekeeping area and free of unnecessary chores. When the family’s visitors arrive, it should be possible to put them at ease without too great a disturbance. The children should have sufficient separation so as not to fear to disturb or be disturbed.”

To that end, the house is arranged around a central living room that separates the master bedroom from the guest suite. In the shared living space, a glass wall opens up to an outdoor patio and koi pond.

The Reunion House is also Neutra’s most private design, offering views of the nearby Silver Lake Reservoir while hidden away in a forest of trees.

HOW THE ARCHITECT  
MIGHT BE RESPONDING TO  
A SITE PROBLEM

Intended as a retreat for hypothetical grandparents and visiting children and grandchildren, the Reunion House sits atop a hill, blending into the dense vegetation around it. The house is accessed via a staggered staircase surrounded by large trees and shrubbery, further obscuring the residence from the street.

MORE INFO *Arts & Architecture Journal*

"Dion Neutra/Reunion House Tours." "Neutra Institute for Survival Through Design," *Neutra*, 2 Feb. 2018.

"A Reunion House." *Arts & Architecture*, Nov. 1952, pp. 18–19.

# ORAL HISTORIES AND OWNERS

## ABOUT THE ORIGINAL OWNERS

Richard and Dion Neutra

Richard Neutra was an Austrian architect who is considered to be among the most important modernist architects of the twentieth century. His work in Southern California helped cement California Modernism, with his iconic steel and glass structures coming to define the era.

In addition to memorable single-family residences such as the Lovell Health House in Los Angeles, the Kaufmann Desert House in Palm Springs, and the Tremaine House in Santa Barbara, Neutra also designed a number of influential apartment complexes, including the Strathmore Apartments, the Landfair Apartments, and the Kelton Apartments. His plans for modernist elementary schools (notably the 1927 Ring Plan School, the 1936 Corona Avenue Schools, and plans for schools in Puerto Rico in 1944) signaled a break from conventional American school design, and were widely influential in South America.

Richard Neutra's son, Dion Neutra, was also an architect, and often worked on projects alongside his father. After the elder Neutra's passing, Dion dedicated much of his career to preserving the legacy of his father's groundbreaking work.

## QUOTES FROM OWNERS

"The first step of geriatrics in architecture is to recognize the principle that youth is too good a thing to keep for the young only. Grandchildren are more pleasant to grandparents than to their own fathers and mothers. But there is that other principle that old age can take youth and be mixed up with children only in measured doses." —Richard Neutra in *Art & Architecture* magazine, November, 1952.

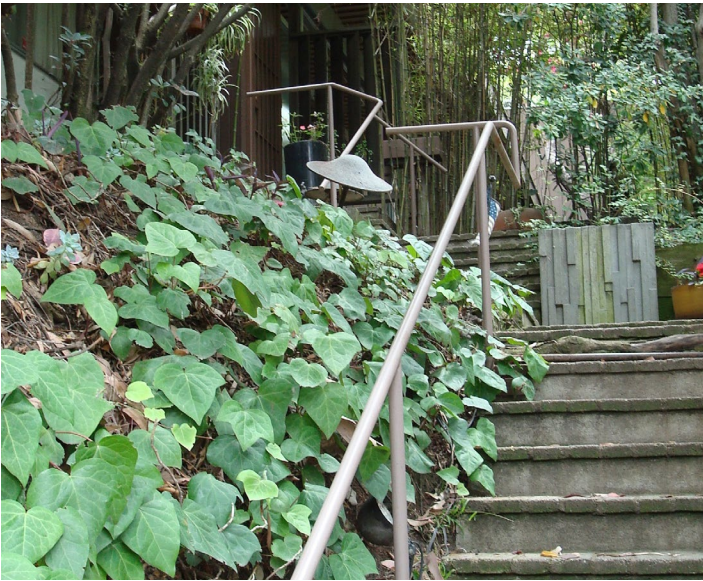
"A family reunion house may be a small one or a luxurious one, but great ingenuity is necessary on the part of the architect if these requirements are to be solved within a relatively small floor area. This house has been built not only for children and grandchildren on a visit but also for the grandparents who receive them." —Richard Neutra in *Art & Architecture* magazine, November, 1952.

## MORE INFO

"Dion Neutra/Reunion House Tours." "Neutra Institute for Survival Through Design", *Neutra*, 2 Feb. 2018.

# RESEARCH AND REPRESENTATIONS

## CURRENT PHOTOS



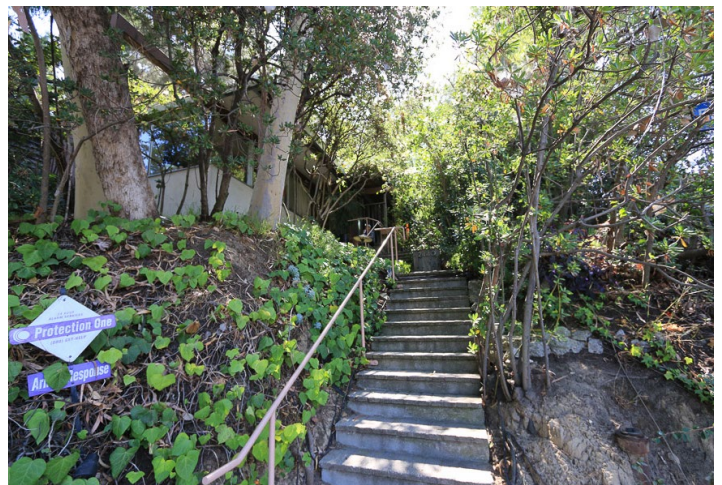
Steps leading up to the Reunion House  
(courtesy of **Jeff**)



View of apartment above garage  
(courtesy of **Kansas Sebastian**)



(courtesy of **Allard Real Estate**)



(courtesy of **Allard Real Estate**)





(courtesy of **Michael Locke**)



(courtesy of **Michael Locke**)



(courtesy of **Michael Locke**)



(courtesy of **Michael Locke**)



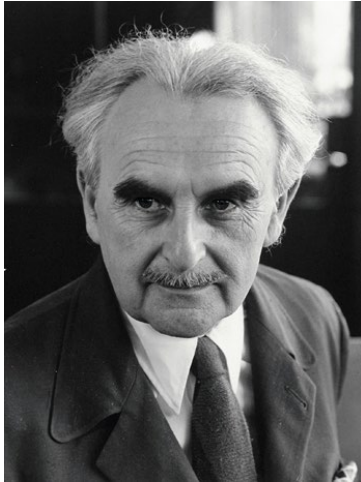
(courtesy of **Monocle**)



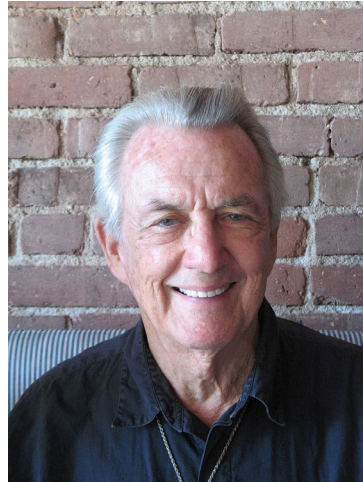
(courtesy of **Michael Locke**)



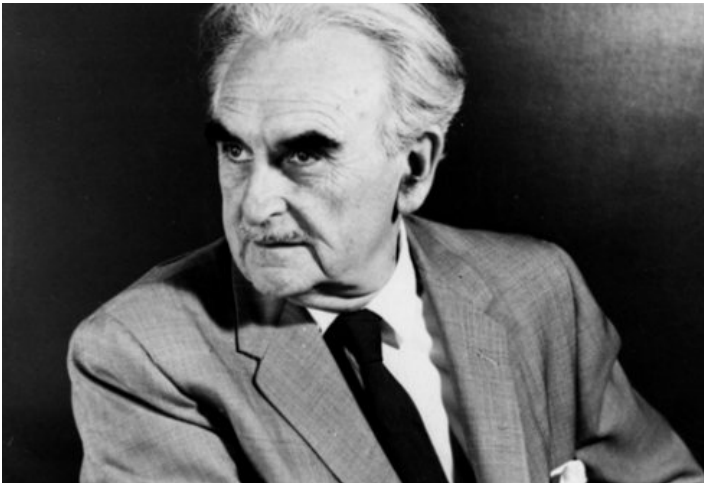
## HISTORIC PHOTOS



Richard Neutra  
(courtesy of **MidCentArc**)



Dion Neutra  
(courtesy of **Naruki Nagata**)



Richard Neutra  
(photo by Irving A. Taylor, courtesy of the  
**Los Angeles Conservancy**)



Dion Neutra at the Reunion House  
(by Dave Lauridsen, courtesy of **Los Angeles Magazine**)

**YOUTUBE RELATED LINK** *Interview* with Dion Neutra

**WIKIPEDIA LINK** *Richard Neutra*

**OTHER SOURCE** *Official website* of the Neutra Institute for Survival Through Design

**BLUEPRINTS OR  
FLOOR PLANS** *Art & Architecture Magazine*

## FURTHER EXPLORATION

Ettinger, Catherine Rose. *Richard Neutra: Encounters with Latin America*. Arquitónica, 2018.

Franklin, Sydney. "Dion Neutra, Son and Longtime Partner of Modernist Icon Richard Neutra, Dies." *The Architect's Newspaper*, 26 Nov. 2019.

Lubell, Sam. "Inhabiting a Legacy." *Los Angeles Magazine*, 7 Dec. 2015.

Stamp, Elizabeth. "Inside the Rebirth of the Neutra Institute for Survival Through Design." *Architectural Digest*, 16 Apr. 2016.

Rozzo, Mark. "Architect Dion Neutra, Who Fought to Save His Father's Iconic Buildings, Dies." *Los Angeles Times*, 25 Nov. 2019.

**Read Michael Webb's** text — *Hiding on a Hill* — which accompanies the Monocle photographs from page 26.

# TALES AND TIMELINES

## RELEVANT DATE

**1949**

The Reunion House is completed.

**1964**

After a fire of unknown origin destroys their main residence, the VDL Research House, Richard and Dione Neutra live in the house for two years.

**1966**

Dion Neutra moves into the house.

**1968**

Dion Neutra completes an apartment addition atop the garage.

**2019**

Dion Neutra passes away at the age of 93 at the Reunion House.

# FACTS AND FIGURES

## KOBlick DUPLEX

YEAR BUILT 1937-8

MATERIALS EMPLOYED Unit-type timber; cement plaster; "Arnco" galvanized steel; glass.

COST TO BUILD \$8,500

ARCHITECTURAL STYLE International Style

Evolving from the Modernist movement, the International Style emerged in post-World War I Holland, France, and Germany, and became the dominant style until the 1970s. Combining the values of modernism with increasing industrialization, it is characterized by an emphasis on volume over mass, the use of mass-produced, lightweight industrial materials, and the rejection of color and ornamentation. Flat planes, repetition of forms, and use of large panes of glass were also prominent features.

IDEAS AND PROCESS  
THAT WENT INTO THIS  
STRUCTURE

Neutra described the Koblick Duplex as "a contemporary adaptation of the early Californian house," perhaps referring to the adobe homes of Alta, California. The structure consists of upper and a lower duplex units, with the upper unit having a footprint of 820 square feet and the lower unit having a footprint of 620 square feet. Each unit has access to a private terrace, from which residents have views of the Silver Lake reservoir and the Santa Monica Mountains.



## BIOGRAPHY OF ARCHITECT

Richard Neutra was an acclaimed modernist architect who played a significant role in popularizing the International Style in America.

Neutra, born in Vienna in April 1892 to an affluent family, began his architecture study in 1910 with a prestigious education from the Vienna University of Technology. He attended a private school founded by Adolf Loos, where he studied under the renowned architect. It was in Vienna that Neutra met R.M. Schindler, a future collaborator and close friend. In 1914, he was forced to leave school to serve in Serbia during World War I as a lieutenant. While serving, Neutra bonded with the local population as his unit traveled the region. During his travels, he sketched the people and places he visited. He was especially interested in the remnants of Islamic architecture throughout the Balkans.

After the war, Neutra returned to Europe, working for garden architect Gustav Amman in Switzerland he would remain fascinated with landscape design throughout his career. Neutra lived in Germany at the beginning of the 1920s and had a successful career, briefly becoming assistant city architect for the town of Luckenwalde, and then joining the firm of Erich Mendelsohn. In 1922, he married Dione Niedermann. The couple would eventually have three children. Neutra's middle son, Dion, would also become an architect and later share a firm with his father.

Neutra moved to the United States in 1923, briefly working in Chicago and under Frank Lloyd Wright before accepting an invitation to work and live communally with his university friend, R.M. Schindler (for more information on the house they shared, see *FORT:LA's Trail 1920s Nights*). His initial work in California consisted mostly of landscape designs and collaborations with Schindler. After a short period working in a trio with Schindler and planner Carol Aronovici, Neutra started his own practice.

In 1929, Neutra's design for the Lovell Health House received high praise in the architecture community, marking the start of his rise to fame. He would design many other iconic homes in Southern California, including the Kaufmann House (1946) and the now-demolished Moore House (1952). Neutra's projects were groundbreaking in the United States. His abundant use of glass, hanging balconies, and unique landscapes made his houses unique among the work of his modernist peers. Neutra's work remains iconic and inseparable from the cultural fabric and image of Los Angeles.

## ELEMENTS OF STRUCTURE THAT ARE TYPICAL OF ARCHITECT'S WORK

The Koblick Duplex is a prime example of Neutra's work of the 1930s in Los Angeles. The architect was one of the first to import the clean lines and industrial materials of the International Style from Europe to the United States, often working alongside his apprentices, Gregory Ain and Harwell Hamilton Harris. With its white walls, bands of metal-framed windows, and arrangement of cubic volumes, the Koblick Duplex is a quintessential Neutra home.

## HOW THE ARCHITECT MIGHT BE RESPONDING TO A SITE PROBLEM

The Koblick Duplex was one of Neutra's first hillside homes, coming just after the Kun House, which was completed the year prior. Hugging the hillside, the duplex doesn't master the slope so much as conform to it, following its curve rather than springing away and hanging over it.

The Duplex's hillside location recalls Schindler's Van Patten and Walker Houses, both completed a year before, but unlike Schindler's projects and Neutra's own Kun House, it's not hidden by the hillside. Here, Neutra opted to leave the structural interplay between the slope and the architecture on full display.

## ADDITIONAL COMMENTS

*Architectural Record* noted that the smaller lower unit was built as a bachelor pad (presumably for Koblick, who was single when he commissioned the duplex) while the larger upper unit was intended to be rented to a couple. However, architectural historians Thomas S. Hines and Barbara Lamprecht both note that Koblick ended up living in the upper unit with his wife, Kay.

## MORE INFO

"2-Family Homes" *Architectural Record*, vol. 89, no 1, January 1941. pp. 83-84.

Gebhard, D. and Winter, R. *Architecture in Los Angeles: A Complete Guide*. Salt Lake City, Peregrine Smith, 1985. p. 188

Hines, Thomas S. *Richard Neutra and the Search for Modern Architecture*. London: University of California Press, 1982. p. 124.

Lamprecht, Barbara. *Neutra: The Complete Works*. Cologne, Taschen, 2009. p. 142.

Thompson, Rick. "Koblick House." *The Silver Lake News*, July 28, 2015.

# ORAL HISTORIES AND OWNERS

## ABOUT THE ORIGINAL OWNERS

Harry Isadore Koblick

Harry Isadore Koblick was born in 1904 in Kishnev, Bessarabia (now Chisnau, Moldova). Soon after his birth, his family immigrated to the United States and settled in San Francisco. His father, also named Harry, owned a bookstore and was the founder of the San Francisco Arbeiter Ring, a socialist mutual aid society for the area's Jewish community. He was a passionate supporter of the socialist presidential candidate Eugene Debs, and was very active in San Francisco's Jewish communist and socialist circles.

Harry Koblick grew up to be an art professor. In 1933, his relative Nathan Koblick, a violinist, commissioned Richard Neutra to design a house for himself and his wife, Malve, in Atherton, California. A few years later, Harry (a bachelor at the time) hired Neutra to design a duplex in Los Angeles in which he could live while using the larger second unit as a rental property. However, by the time the duplex was completed in 1938, Koblick had married Katherine "Kay" Sweeney, an Oklahoma native fourteen years his junior. The couple moved into the larger apartment together and rented out the bachelor pad.

In 1941, the Koblicks had a son, Steven, who died of pneumonia just twenty four days after his birth. They later had a second son, Peter. Harry Koblick himself died of a ruptured aortic aneurysm in 1948, while Kay Sweeney Koblick continued to live in the duplex until at least 1951. Kay Koblick eventually married another Neutra patron, Art Johnson, the original client for the Reunion House, who lived just a few blocks away.

## MORE INFO

Death certificate entry for Harry Isadore Koblick, 1948 no 19650-21136. California, Los Angeles County Birth and Death Records, 1800-1994, FamilySearch.

Death certificate entry for Steven Keith Koblick, 1941 no 10200-12470. California, Los Angeles County Birth and Death Records, 1800-1994, FamilySearch.

Marriage of I Harry Koblick and Kathryn Ida Sweeney, no 005698615. California, Los Angeles County Birth and Death Records, 1800-1994, FamilySearch.

Rosenbaum, Fred. *Cosmopolitans: A Social and Cultural History of the Jews of the San Francisco Bay Area*. London, University of California Press, 2009. p. 216.

# RESEARCH AND REPRESENTATIONS

## CURRENT PHOTOS



(photo by **Michael Locke**)



(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of the **Neutra Institute for Survival Through Design**)





(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of the **Neutra Institute for Survival Through Design**)

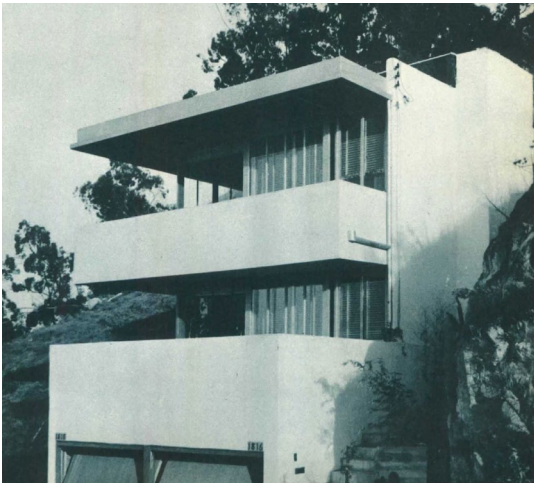
# HISTORIC PHOTOS



(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of the **Neutra Institute for Survival Through Design**)



(courtesy of **Architectural Record**)



DOOR TO BALCONY

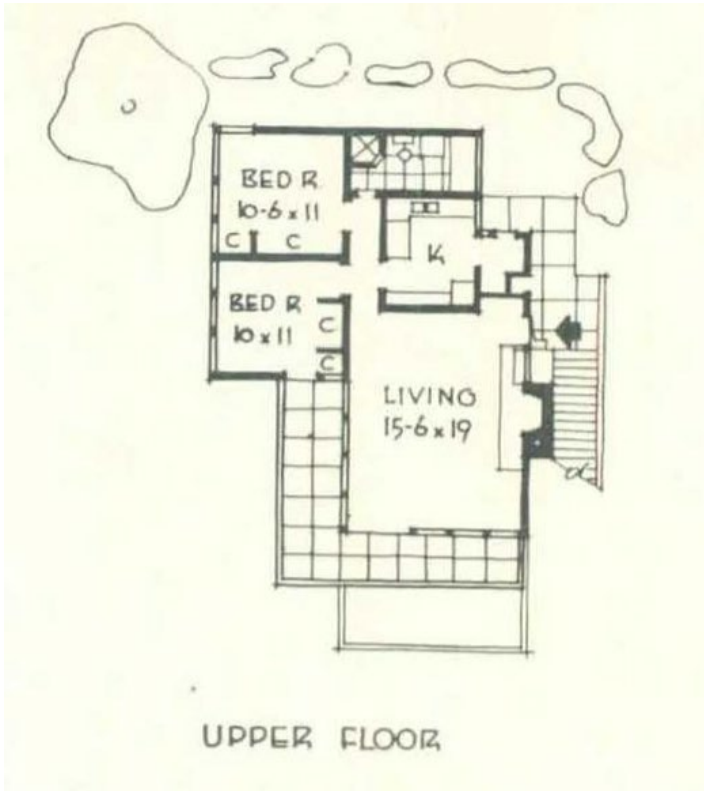
(courtesy of **Architectural Record**)



BUILT-IN DESK, BEDROOM

(courtesy of **Architectural Record**)

# BLUEPRINTS OR FLOOR PLANS



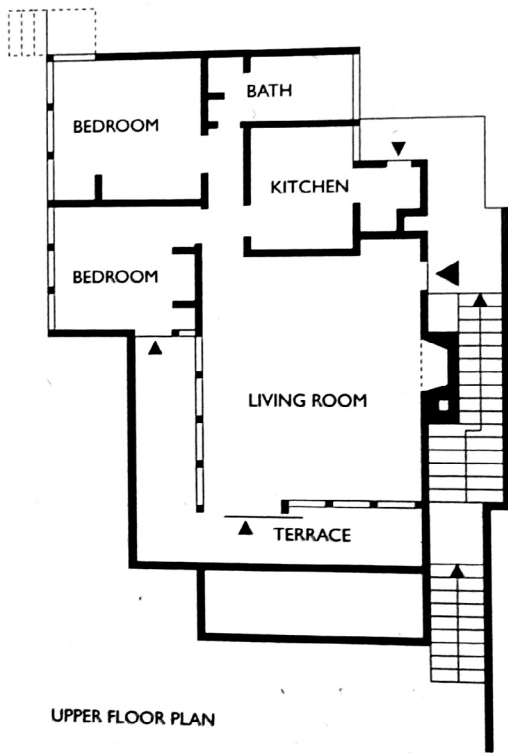
UPPER FLOOR

(courtesy of Architectural Record)



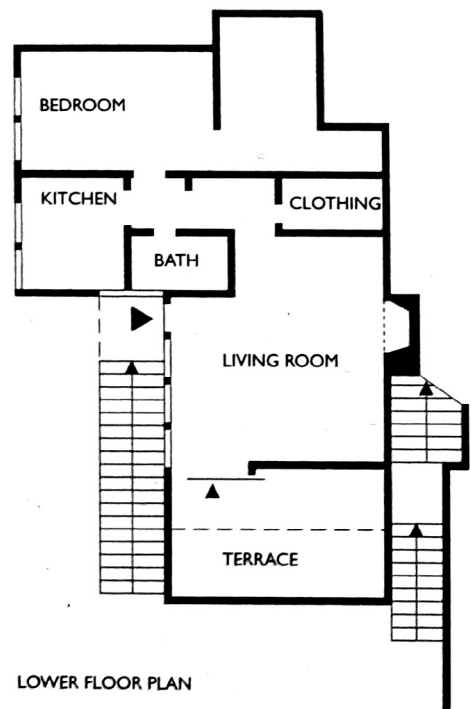
LOWER FLOOR

(courtesy of Architectural Record)



UPPER FLOOR PLAN

(courtesy of Barbara Lamprecht)



LOWER FLOOR PLAN

(courtesy of Barbara Lamprecht)

# TALES AND TIMELINES

## RELEVANT DATE 1933

Neutra completes a residence in Atherton for Nathan and Malve Koblick, dubbed the "Farmstead Residence."

## July 18, 1936

Construction begins on the Koblick Duplex, built for Harry and Kay Koblick.

## 1937

The Koblick Duplex is completed.

## 1948

Harry Koblick dies.

## Between 1951 and 1957

Kay Koblick sells the Koblick Duplex to a Ms. Le Gere.

**MORE INFO** Building Permit, 1816 Silverwood Terrace no. 1951LA14380. LADBS

Building Permit, 1816 Silverwood Terrace no. 1957LA77030. LADBS