

PH0085987

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	California
COUNTY:	Orange
FOR NPS USE ONLY	
ENTRY DATE	FEB 5 1974

1. NAME

COMMON: Lovell Beach House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 1242 W. Ocean Front

CITY OR TOWN: Newport Beach

CONGRESSIONAL DISTRICT: 42

STATE: California

CODE: 06

COUNTY: Orange

CODE: 059

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Both	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered
PRESENT USE (Check One or More as Appropriate)		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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 (Specify) _____ <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

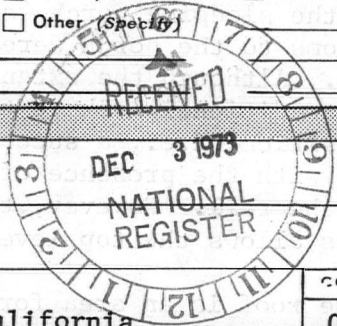
OWNER'S NAME: Gary B. Lovell and Barbara J. Lovell

STREET AND NUMBER: 1242 W. Ocean Front

CITY OR TOWN: Newport Beach

STATE: California

CODE: 06



5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Santa Ana Courthouse

STREET AND NUMBER: 700 Civic Center Drive, W.

CITY OR TOWN: Santa Ana

STATE: California

CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: HABS, National Park Service

DATE OF SURVEY: 1968

DEPOSITORY FOR SURVEY RECORDS: Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington, D. C.

STATE:

CODE: 011

2-20-74

SEE INSTRUCTIONS

STATE:	California
COUNTY:	Orange
ENTRY NUMBER	FEB 5 1974
DATE	
FOR NPS USE ONLY	

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Except for 1) enclosing of sleeping porch running the full length of the west facade on the third level, accomplished by the architect two years after occupancy (1928) and 2) removal of exterior stairs on east 1958, after the adjoining lot was sold, the house remains essentially as designed by architect R. M. Schindler and completed in 1926.

His description of the original is: "The house is elevated above the beach on columns, the projection of five visible reinforced concrete frames forming an organic skeleton. The building is suspended by means of iron rods on five equal concrete frames."

To gain privacy on the beach-front lot the ground level was left open for a play area, and the enclosed living space is at the second and third level. The two-story living room has a glass wall to the ocean view, with a dining area at the north end of living space. Back of this is kitchen and maid's room and bath. On a balcony above the living room are four in-line bedrooms facing west; these are supported on the five concrete frames which are two stories high. The frames are locked together between ground and second level by two concrete stairs which rise at different angles, for floor plan and aesthetic considerations.

When the sleeping porch was enclosed the French doors leading from all bedrooms to the porch were removed and adapted as windows to close in the porch. Although the extension of the bedrooms to the porch rail adds a more traditional look to the house it reduces some of the excitement of the composition; i.e., a succession of frames surmounted by a broad horizontal band, with the presence of the bedrooms suppressed by their greater distance from the rail. However, the contrast of white plaster and redwood window frames allows the top level to recede visually.

On the roof is an area for sunbathing and for viewing the ocean.

Interior walls are of plaster; the floors and living room ceiling are wood. All windows are framed in wood, and incorporated into the windows are geometric patterns, much in the Wrightian manner. The frames have begun to deteriorate because of long exposure to ocean air. The concrete skeleton is little changed by exposure but the stucco on the rails has suffered a number of cracks.

Much of the original redwood furniture designed by the architect is still in use in the house.

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1926

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Philosophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____

STATEMENT OF SIGNIFICANCE

The Lovell beach house is the finest work of the renowned architect R. M. Schindler, now recognized in the U. S. and Europe as one of the great creative forces in the early Modern Movement in architecture. Various features of the house have been copied by the present generation of architects, especially the clear expression of skeleton and the un-surfaced treatment of the concrete, the latter left as it comes from the forms.

An early disciple of Frank Lloyd Wright, and employed in his office for six years, Schindler shows a debt to Wright in the geometrical patterns in the wood trim and ornament. Otherwise, Schindler makes his own personal statement in form and spatial planning.

The aesthetic force of the house might be summed up as follows: For the first time skeleton was expressed as distinct from enclosure. A pattern of solids and voids was created by the use of broad horizontal advancing planes poised in front of areas which receded due to the inherent dark values of glass. A composition which as successfully as any other of the period brought into balance numerous disparate elements.

It was a full 40 years after the house was built that its uniqueness began to be appreciated.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Andrews, Wayne "Architecture, Ambition and Americans" Harper's 1947, p.274
 McCoy, Esther "Five California Architects" Reinhold 1960 pp. 148-193
 "Four Schindler Houses of the 1920s" Arts & Architecture, Sept. 1953
 "R.M. Schindler" Arts & Architecture, May 1954
 "Roots of California Contemporary Architecture" L.A. Arts Comm. 1956
 Gebhard, David "R.M. Schindler, Architect" UC Santa Barbara 1967
 "Schindler" Thames & Hudson, London 1971
 Gebhard & Winter "Guide to Architecture Southern California" Los Angeles County Museum, 1965

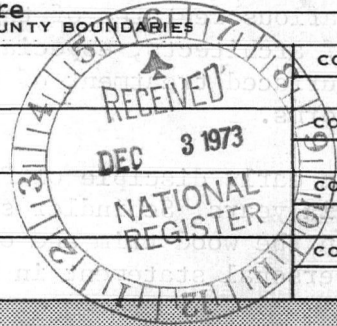
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		33° 36' 21"	117° 54' 54"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Less than one acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11/415100/8718600
 TM 221 un
 5-21-76

11. FORM PREPARED BY

NAME AND TITLE: **Esther McCoy**

ORGANIZATION: **Architectural Historian** DATE: **Sept. 24, 1973**

STREET AND NUMBER: **2434 Beverly Avenue**

CITY OR TOWN: **Santa Monica** STATE: **California** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

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

Name: [Signature]
 Title: **State Historic Preservation Officer**

Date: **NOV 16 1973**

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

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: **2/5/74**

ATTEST: [Signature]
 Keeper of The National Register

Date: **1-30-74**

PROPERTY

Lowell Beach House STATE *Calif*

ORANGE

WORKING NUMBER

12.3.73.4024

74000545

TECH REVIEW

PHOTOS *3*

MAPS *1*

CONTROL REVIEW

*am
12.3.
73*

OK

HISTORIAN

ARCHITECTURAL HISTORIAN

*Accept
Jan Thorman
1-28-74*

ARCHEOLOGIST

REVIEW UNIT CHIEF

*less than 50 yrs. old but recommend accept.
Very good house.*

*Accept
cole
1/25/74*

BRANCH CHIEF

*accept
cat
1-30-74*

KEEPER

*This is an internationally known home, a rare example
of its era &*

*LD
1/30/74*

National Register Write-up *2-20-74*

Send-back _____

Federal Register entry *3-5-74*

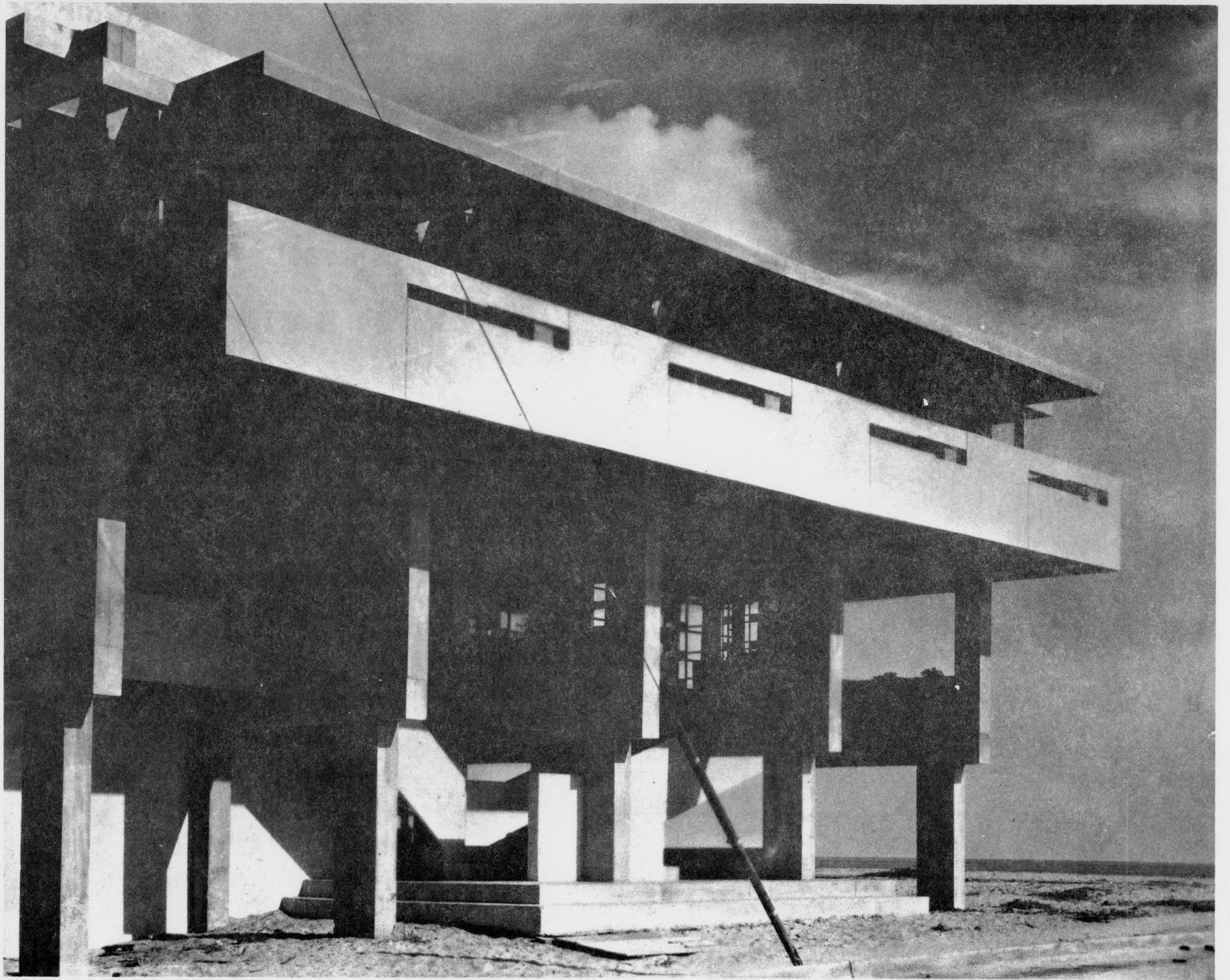
Re-submit _____

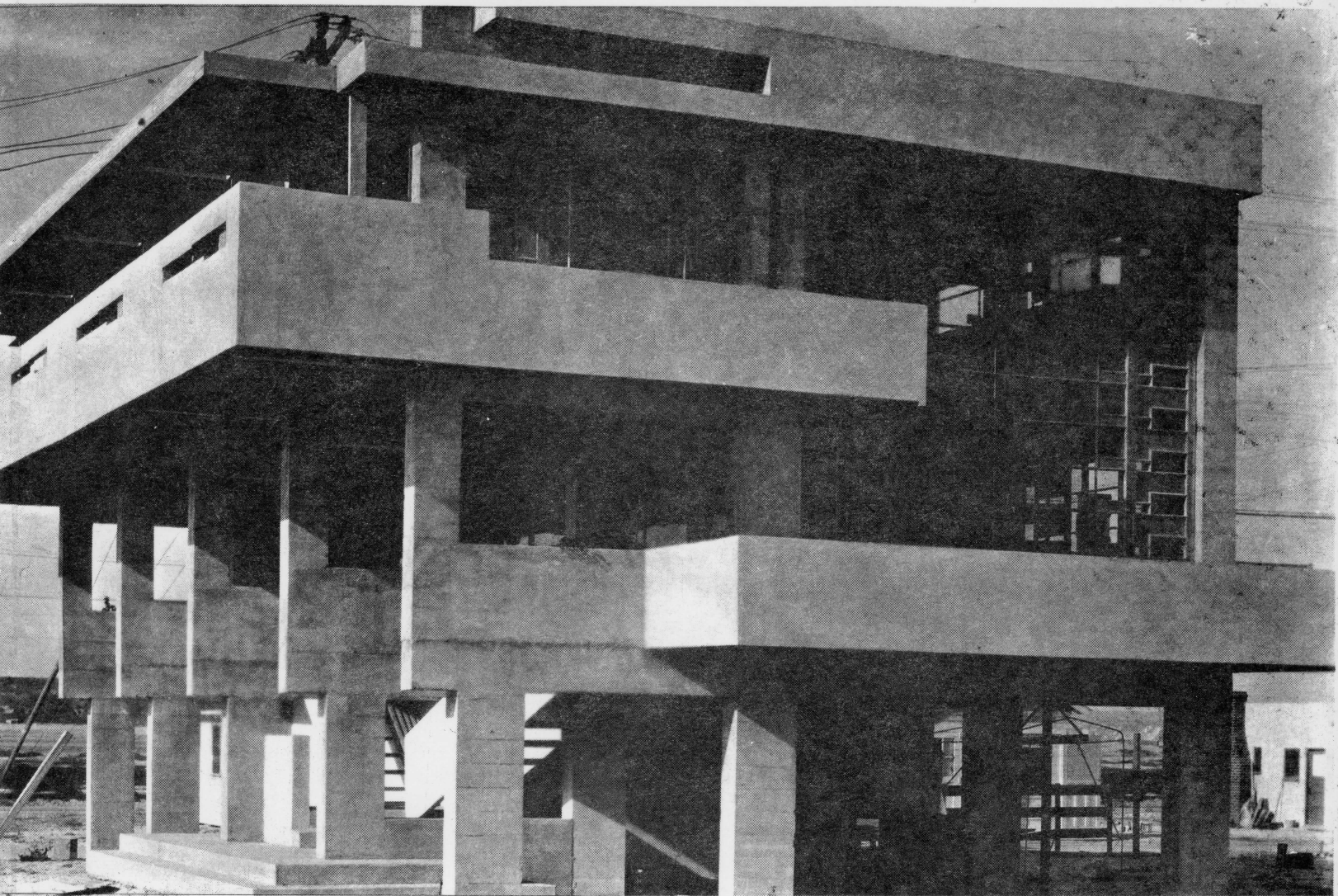
Entered **FEB 5 1974**

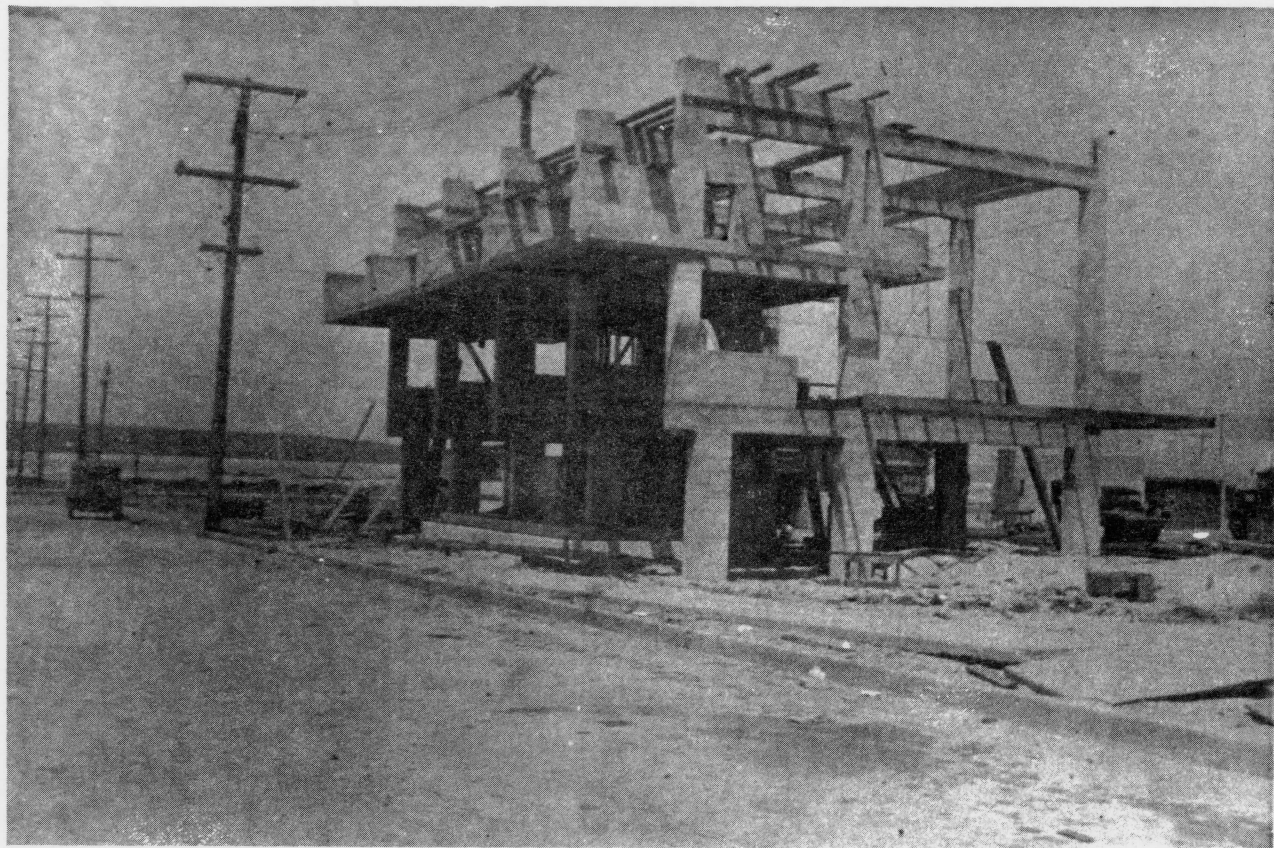




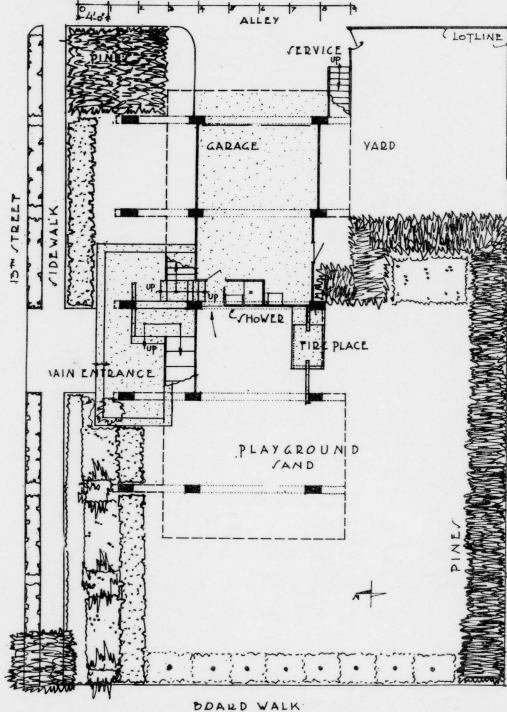




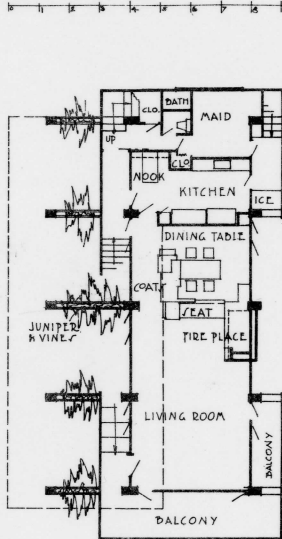




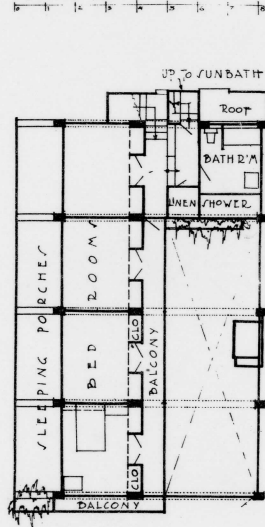
GROUND FLOOR PLAN



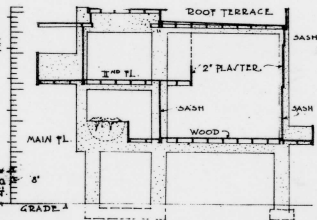
MAIN FLOOR PLAN



SECOND FLOOR PLAN



CROSS SECTION SHOWING TYPICAL CONCRETE FRAME

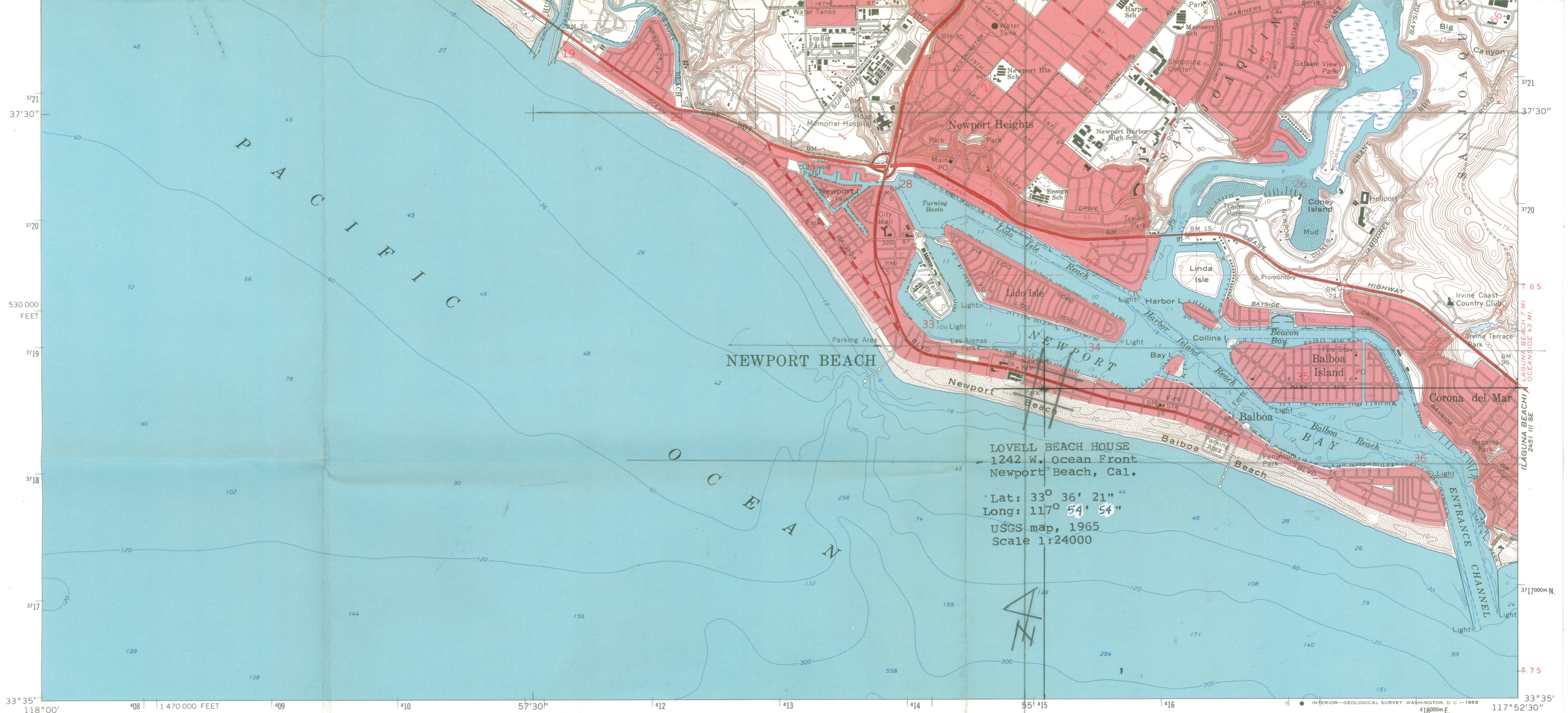


BEACH - PACIFIC OCEAN

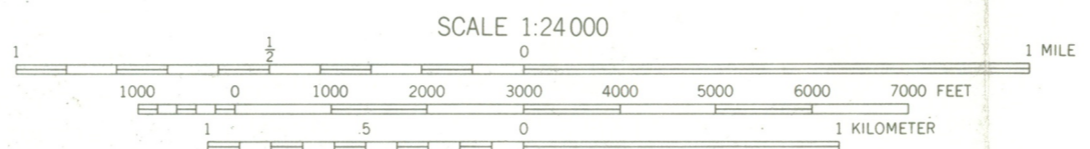
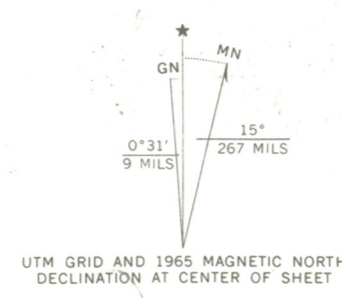
D. M. SCHINDLER - 1926

BEACH HOUSE FOR DR. F. LOWELL NEWPORT BEACH CALIF.





Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Planimetry by photogrammetric methods from aerial photographs taken
1963. Topography by planetable surveys 1932. Revised 1965
Selected hydrographic data compiled from
USC&GS Charts 5108 (1964) and 5142 (1966)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 6
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Dotted land lines established by private survey
This map lies within a subsidence area
Contouring based on latest available adjustment of vertical control



CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



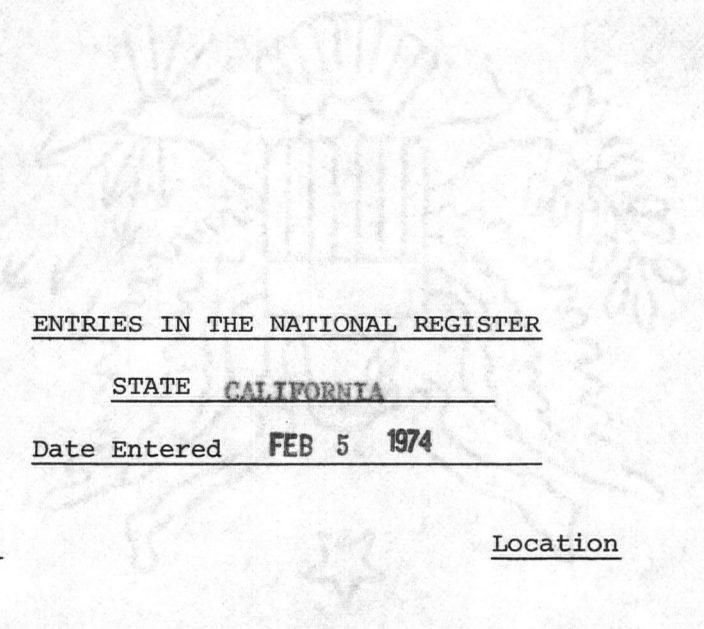
ROAD CLASSIFICATION

Heavy-duty ————— Light-duty —————
Medium-duty ———— Unimproved dirt - - - - -

Interstate Route State Route

NEWPORT BEACH, CALIF.
W/2 SANTA ANA 15' QUADRANGLE
N3335—W11752.5/10X7.5
1965
AMS 2451 III NW—SERIES V895

8-261



ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered FEB 5 1974

Name

Location

Lovell Beach House

Newport Beach
Orange County

Also Notified

Hon. Alan Cranston
Hon. John V. Tunney
Hon. Clair W. Burgener
Director, Western Region

State Historic Preservation Officer
Mr. William Penn Mott, Jr., Director
Department of Parks & Recreation
State Resources Agency
Post Office Box 2390
Sacramento, California 95811

PR

MMott

2/7/74