

\$2,495,000 - 2535 E Chevy Chase Drive, Glendale

MLS® #25565545

\$2,495,000

5 Bedroom, 3.00 Bathroom, 3,281 sqft

Residential on 2 Acres

N/A, Glendale,

The Derby House - Lloyd Wright, 1926

National Landmark | Glendale Landmark | Mills

Act Designated. Set on a unique expanse of

land in Glendale's historic Chevy Chase

Canyon, the Derby House offers not just

architectural significance, but a deeply

atmospheric landscape. The property unfolds

across gently undulating terrain dotted with

quiet clearings and shaded corners. Built in

1926 and recently designated under the Mills

Act, the home is among the earliest examples

of concrete textile block construction an

architectural system later championed by

Wright's father, Frank Lloyd Wright. Each

hand-cast block was designed to shape not

just the structure but the experience of time

casting shadows that shift with the day and

giving a quiet rhythm to the light. The Derby

House is defined by its artistry: original

wrought iron railings echoing the form of the

agave plant, custom stonework influenced by

Navajo textile patterns, and richly crafted wood

mouldings that frame the space with warmth.

Even the patinated doorways and inlaid metal

handles carry the mark of theatricality, nodding

to the drama and set design of 1920s Los

Angeles a period when architecture, film, and

fantasy were deeply intertwined. At one point,

the interior walls were gilded in gold paint, a

luminous gesture meant to echo the California

sun and infuse the rooms with a kind of quiet

spectacle. Designed at a time when Lloyd

Wright was in dialogue with both his father's

practice and other contemporaries, the Derby



House anticipates many of the architectural ideas that would define the next generation of California modernism. From the innovative use of sunscreens (introduced here four years before Le Corbusier's similar experiments in Algiers), to the diagonal library mezzanine a formal gesture that reappears in later works by Frank Lloyd Wright the home holds a critical place in the evolution of West Coast design. What makes the Derby House so rare is not just its legacy, but its potential. Many of its original details remain untouched, waiting for a thoughtful hand to complete its next chapter. It's not merely a piece of history it's an invitation to become part of it.

Built in 1926

Essential Information

MLS® #	25565545
Price	\$2,495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	3,281
Acres	1.52
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian K. Courville
Listing Office	Compass

Community Information

Address	2535 E Chevy Chase Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	Trees/Woods
Pool	None

Exterior

Windows	Custom Covering(s)
Roof	Composition

Interior

Interior	Carpet, Wood
Interior Features	Eat-in Kitchen, Loft
Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Great Room
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	August 6th, 2025
Days on Market	37
Zoning	GLR1RY*
Short Sale	N
RE / Bank Owned	N

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